

# VINTAGE KNOXVILLE WEST

## TDK CONSTRUCTION COMPANY



**INDEX OF DRAWINGS:**

- TITLE SHEET  
T1.1 TITLE SHEET
- SITE, GRADING & DRAINAGE PLANS  
CP 1.1 EXISTING CONDITIONS  
CP 1.2 EXISTING CONDITIONS  
CP 2.1 SITE LAYOUT  
CP 2.2 SITE DETAILS  
CG 1.1 SITE GRADING PLAN  
CG 1.2 SITE GRADING PLAN  
CD 1.1 SITE DRAINAGE PLAN  
CD 1.2 SITE DRAINAGE PLAN

OWNER OF RECORD:  
DCB CAPITAL LLC  
1 MUSIC CIRCLE SO STE 330  
NASHVILLE, TN 37203

DEVELOPER:  
TDK DEVELOPMENT, LLC  
1610 S. CHURCH STREET, SUITE C  
MURFREESBORO, TN 37130  
615-895-8743

PARCEL INFORMATION:  
609 VINTAGE HILLS WAY  
INSTR: 202208240012453  
TAX MAP 141 PARCEL 050  
DISTRICT 6, KNOX COUNTY  
TOTAL ACREAGE: ±15.668 AC.

MPC INFORMATION:  
ZONING CLASSIFICATION: PR<5 DU/Acre  
CENSUS TRACT: 59.09  
PLANNING SECTOR: NORTHWEST COUNTY  
PLANNING FILE NO. **3-A-26-DP**

REQUIRED PARKING:  
1.5 PER DU FOR FIRST 20 UNITS: 30  
1.5 PER 2/3 BR DU AFTER FIRST 20: 198  
1 PER 1 BR DU AFTER FIRST 20: 52  
REQUIRED TOTAL: 30+198+52=280 SPACES  
REQUIRED H/C PARKING FOR 300-400 SPACES: 8  
REQUIRED VAN ACCESSIBLE SPACES: 1

PROVIDED PARKING:  
GARAGE DIRECT ACCESS: 13  
ACCESSIBLE GARAGE DIRECT ACCESS: 1  
UNCOVERED SPACES: 382  
OPEN H/C PARKING: 20  
TOTAL PROVIDED: 416 SPACES (1.86 PER DU)

AREA BREAKDOWN:  
TOTAL AREA: 15.668 Ac.  
PERVIOUS AREA: 8.672 Ac.  
IMPERVIOUS AREA: 6.996 Ac.  
IMPERVIOUS AREA COVERAGE: 44.65%  
PERVIOUS AREA COVERAGE: 55.35%  
TOTAL DEVELOPED GROSS FLOOR AREA = 280,760 S.F.  
GROSS FLOOR AREA TO LAND AREA RATIO = 41.14%  
TOTAL UNITS = 224 UNITS  
DENSITY = 14.30 DU/Ac.

**Knoxville West Unit Matrix** 12/16/2021

UNIT TYPE	BATHROOMS NUMBER OF	BATHROOMS NUMBER OF	UNIT SF HUD NET	UNIT SF GROSS	BUILDING 1	BUILDING 2	BUILDING 3	BUILDING 4	BUILDING 5	BUILDING 6	BUILDING 7	BUILDING 8	TOTALS EACH UNIT TYPE	TOTAL HUD SF UNIT %		
					(TYPE B)	(TYPE A-3)	(TYPE A-1)	(TYPE A-2)	(TYPE B-1)	(TYPE A)	(TYPE A-1)	(TYPE A-4)			# OF UNITS	# OF UNITS
1 BED - A - Balcony	1	1	785	869	6	6	6	6			6		24	18,840	11%	
1 BED - B - Sunroom 1.1			894	991	8	4	4	8		12	4	12	48	42,912	21%	
2 BED - A - Balcony	2	2	1108	1227		12	6	6	4		6		34	37,672	15%	
2 BED - B - Sunroom 2.2			1204	1334	14	16	6	8	6	12	6	24	92	110,768	41%	
3 BED - A - Balcony	3	2	1300	1440					6				6	7,800	3%	
3 BED - B - Sunroom 3.2			1422	1575	14				6				20	28,440	9%	
<b>TOTALS PER BUILDING</b>					28	42	22	28	22	24	22	36	224			
					45,726	49,210	24,544	31,176	31,002	27,800	24,544	43,908	273,910	286,432		

Notes: Gross Areas calculated from outside face of stud  
Gross Unit and Building areas do not include outside balconies or breezeways  
HUD Net areas calculated from interior paint to paint

ADDITIONAL BUILDINGS/ SPACES	# PER SITE	GROSS SF	TOTAL GROSS
ACCESSIBLE GARAGE	1	270	270
GARAGES	13	270	3,510
CLUBHOUSE	1	7,843	7,843
MAINTENANCE	1	1,500	1,500
<b>TOTAL</b>		13,123	13,123

PARKING	SPACES
382 UNCOVERED SPACES	382
20 ACCESSIBLE SPACES	20
13 GARAGE SPACES	13
1 ACCESSIBLE GARAGE SPACES	1
<b>416 TOTAL PARKING PER SITE</b>	<b>416</b>

Overall Unit Percentages:	Count	Percentage
One Bedrooms	72	32%
Two Bedrooms	126	56%
Three Bedrooms	26	12%
<b>TOTAL</b>	<b>224</b>	<b>100%</b>

**TOTAL GROSS SQ FOOTAGE FOR PROJECT: 286,133**  
**TOTAL GROSS BUILDING FLOOR AREA: 286,133**

UTILITY PROVIDERS:

**ELECTRIC:** LENOIR CITY UTILITIES BOARD  
7698 CREEKWOOD PARK BLVD  
LENOIR CITY, TN 37772  
844-687-5282

**GAS:** KNOXVILLE UTILITIES BOARD  
4505 MIDDLEBROOK PK  
KNOXVILLE, TN 37921  
865-524-2911

**WATER & SEWER:** WEST KNOX UTILITY DISTRICT  
2328 LOVELL RD  
KNOXVILLE, TN 37932  
865-690-2521

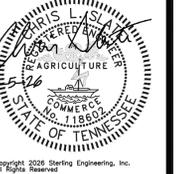
**STERLING ENGINEERING, INC.**  
CIVIL ENGINEERING  
CONSULTING  
LAND SURVEYING  
LAND PLANNING

1020 WILLIAM BLOUNT DRIVE  
MARYVILLE, TENNESSEE  
37802-8401  
P.O. BOX 4878  
MARYVILLE, TENNESSEE  
37802-4878  
PHONE: VOL-984-3905  
FAX: VOL-981-2815  
www.sterling.us.com

PLANNING FILE NO. 3-A-26-DP

TITLE SHEET  
**VINTAGE**  
**KNOXVILLE WEST**  
TDK CONSTRUCTION COMPANY  
KNOX COUNTY, TN

REVISIONS	DATE	BY	SDU	Address	Knox County	Planning	Comments
	2/5/26						



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SHEET  
**T1.1**

DESIGNED: **RDR**  
DRAWN: **RDR**  
CHECKED: **SDJ**  
DATE: **12/19/25**  
SCALE: **1" = 50'**  
DRAWING: **7356A-T1.1**  
PROJECT NO: **SEI#7356-A**





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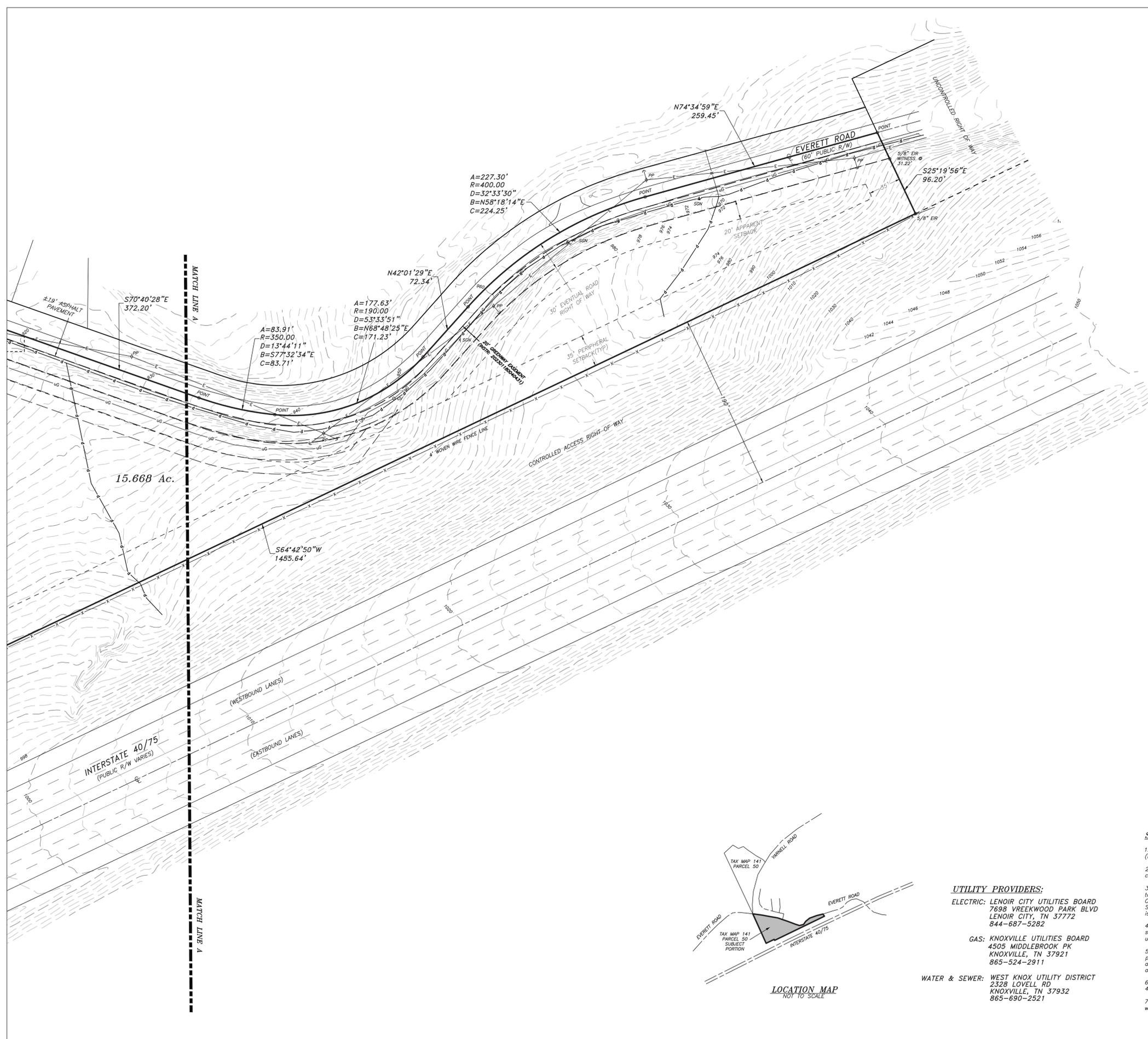
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EXISTING CONDITIONS

**VINTAGE**  
**KNOXVILLE WEST**  
TDK CONSTRUCTION COMPANY

KNOX COUNTY, TN



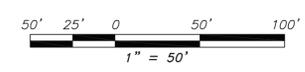
**LEGEND:**

- POB POINT OF BEGINNING
- EIR EXISTING IRON ROD
- NIR NEW IRON ROD
- A= ARC LENGTH
- R= RADIUS
- D= CENTRAL ANGLE (DELTA)
- B= CHORD BEARING
- C= CHORD LENGTH
- Ac. ACRES
- SF SQUARE FEET
- WDB WARRANTY DEED BOOK
- MRB MISC. RECORD BOOK
- PG PAGE
- TYP TYPICAL
- R/W RIGHT-OF-WAY
- CL CENTERLINE
- GV GAS VALVE
- MB MAIL BOX
- PP POWER POLE (PP)
- POST SIGN (POST)
- WV WATER VALVE
- SM SEWER MANHOLE
- BOUNDARY LINE
- ROAD RIGHT-OF-WAY LINE
- EVENTUAL RIGHT OF WAY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- ROAD CENTERLINE
- EDGE OF ROAD
- CONCRETE CURB
- ROAD STRIPE WHITE SOLID
- ROAD STRIPE YELLOW SOLID
- CORRUGATED METAL PIPE (CMP)
- REINFORCED CONCRETE PIPE (RCP)
- FENCE LINE
- ELECTRIC LINE (OVERHEAD)
- UNDERGROUND (U/G) GAS LINE
- WATER LINE (EXISTING)
- SEWER LINE (EXISTING)
- DITCH LINE
- MINOR CONTOUR
- MAJOR CONTOUR
- (10) SCHEDULE B, SECTION II EXCEPTION

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DISTRICT 6, KNOX COUNTY  
TOTAL ACREAGE: ±15.668 AC.



**SURVEYOR'S NOTES:**

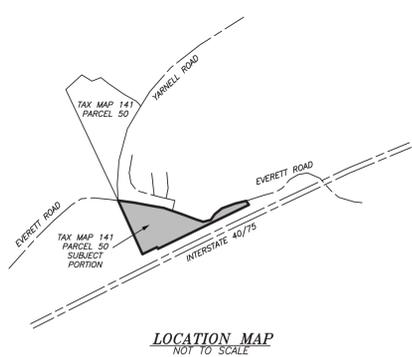
- Building setbacks shown hereon are per current Knox County zoning regulations for Zone: PR (Planned Residential).
- Contours shown hereon were derived from State of Tennessee GIS LIDAR data with a 2 foot contour interval. Elevations are based on the North American Vertical Datum of 1988.
- Only those Instruments of Record reflecting easements, rights of way, and/or ownership known to the Surveyor or disclosed to the Surveyor by Old Republic National Title Insurance Company, Commitment Number 2105-0190 dated May 3, 2021 at 8:00 A.M. are shown hereon. The Surveyor has made no attempt to access the public records for any easements. No title opinion is expressed or implied.
- Information pertaining to underground utilities is based on field locations and measurements supplemented with existing utility maps provided by others. Actual location of all underground utilities should be verified through Tennessee 1 Call (1-800-351-1111) or the utility provider.
- Everett Road is an existing public road and although the underlying deed includes the road, the public may have acquired prescriptive rights. The surveyor would advise the client to contact his attorney concerning title to that portion of the property lying within the improved and maintained area.
- This property is not located in a flood hazard area according to FEMA Flood Insurance Rate Map 47093C0238F, dated May 2, 2007.
- Reference TDOT Project I-503(4) for additional information pertaining to the I 40/75 right of way.

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**GAS:** KNOXVILLE UTILITIES BOARD  
4505 MIDDLEBROOK PK  
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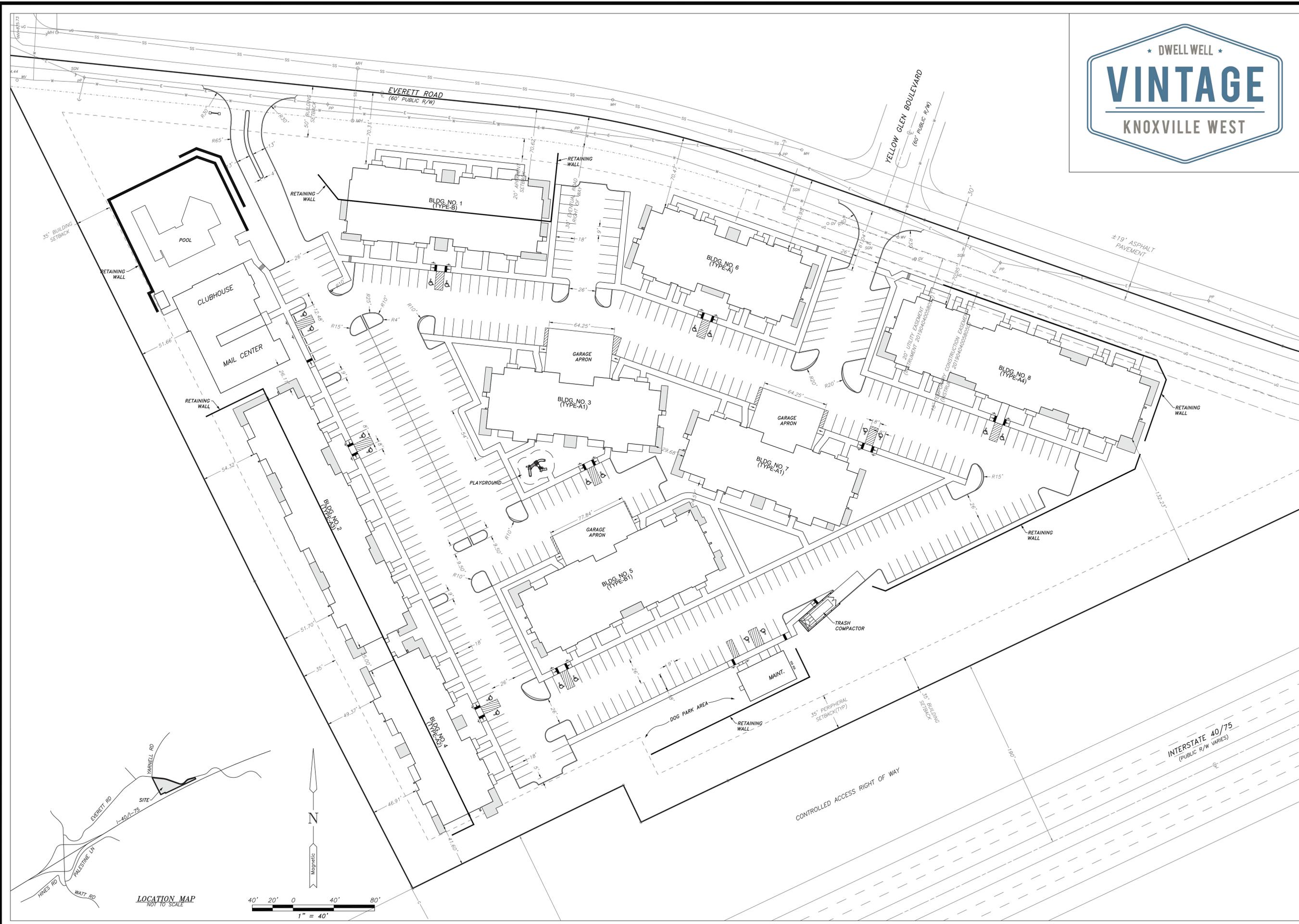
**WATER & SEWER:** WEST KNOX UTILITY DISTRICT  
2328 LOVELL RD  
KNOXVILLE, TN 37932  
865-690-2521



DATE	BY	REVISIONS
2/15/26	SDU	Address Knox County Planning Comments



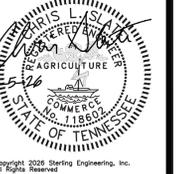
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DESIGNED:	CLS
DRAWN:	CLS
CHECKED:	
DATE:	12/19/25
SCALE:	1" = 50'
DRAWING:	7356A-CP1
PROJECT NO.:	SEI#7356A



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PLANNING FILE NO. 3-A-26-DP  
SITING LAYOUT  
**VINTAGE**  
**KNOXVILLE WEST**  
TDK CONSTRUCTION COMPANY  
KNOX COUNTY, TN

DATE	BY	SDU	Address	Knox County	Planning	Comments
2/5/26						

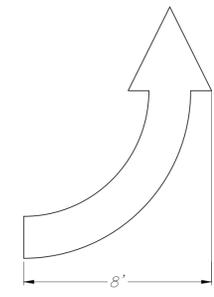


SHEET  
**CP.2.1**  
DESIGNED: **CLS**  
DRAWN: **CLS**  
CHECKED:  
DATE: **12/19/25**  
SCALE: **1" = 40'**  
DRAWING: **7356A-CP2**  
PROJECT NO.: **SEI#7356-A**

DATE	BY	SDU	Address	Knox County Planning	Comments
2/5/26					



**DETAIL "I"**  
**TYPICAL PAVEMENT ARROW**  
NOT TO SCALE

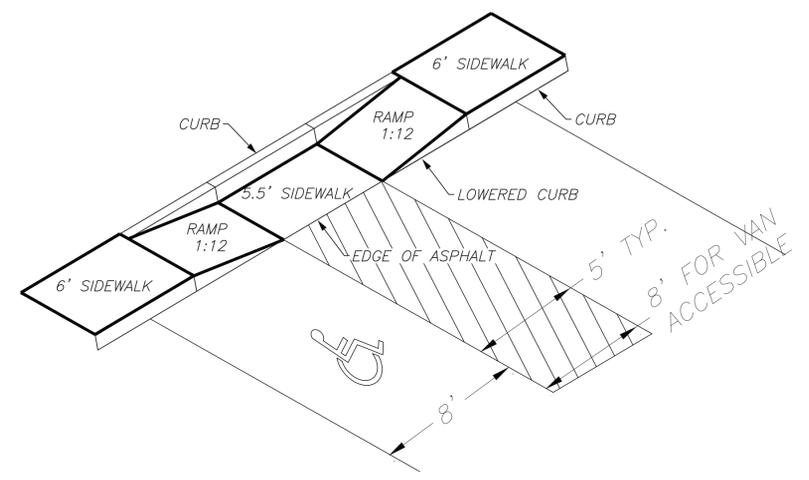


**NOTE**  
All pavement markings, including pavement arrows, shall be in accordance with Manual on Uniform Traffic Control Devices.

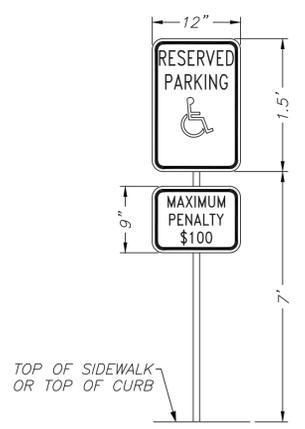
**GENERAL SITE NOTES:**

1. Electric service requirements to be determined by architect and coordinated with Lenoir City Utilities Board.
2. The contractor shall install erosion control measures such as silt fencing and straw bale barriers as needed to prevent siltation of adjoining properties and existing drainage ways. Such devices shall be maintained until construction is complete and permanent vegetation is established.
3. The contractor shall notify the Engineer immediately if discrepancies or omissions are found or if clarifications are required on the plans.
4. Any existing utility structures shall be brought into conformance with finish grade.
5. Contractor shall have an approved stamped and signed copy of the site plans on site to work from.
6. Actual location of all underground utilities should be verified through Tennessee 1 call (1-800-351-1111) or the utility provider prior to any excavation or construction.
7. Handicap parking spaces, ramps, striping, signage and any other accessibility feature shall be constructed in accordance with the 2006 edition of the International Building Code and ANSI-A117.1 2003 edition.
8. Pre-construction ground cover shall not be disturbed more than 20 calendar days prior to grading or earth moving unless area is seeded and/or mulched or other temporary cover is installed.
9. Contractor shall immediately clean up any sediment deposited on streets.

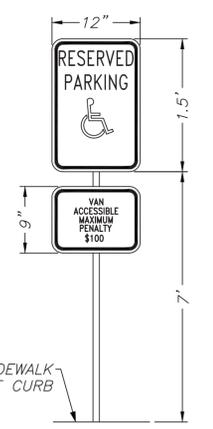
**DETAIL "E"**  
**ACCESSIBLE RAMP IN SIDEWALK**  
NOT TO SCALE



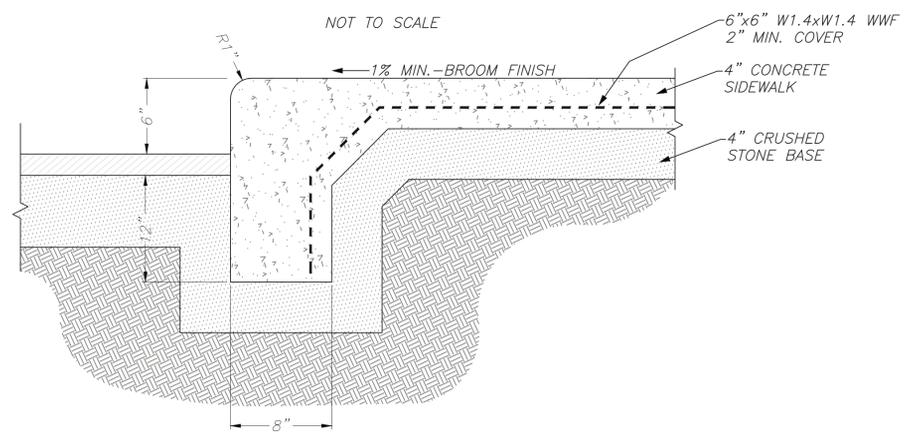
**DETAIL "F"**  
**TYPICAL HANDICAP PARKING SIGN**  
NOT TO SCALE



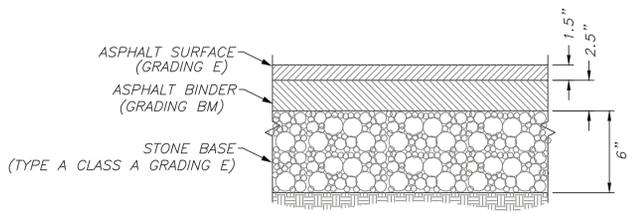
**DETAIL "G"**  
**TYPICAL HANDICAP PARKING SIGN**  
NOT TO SCALE



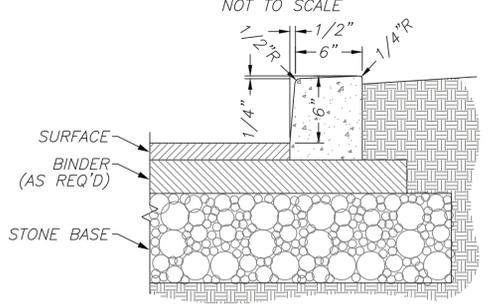
**DETAIL "H"**  
**CONCRETE SIDEWALK & TURN DOWN CURB**  
NOT TO SCALE



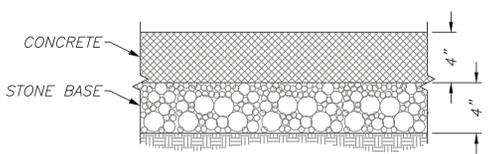
**DETAIL "A"**  
**TYPICAL PAVEMENT SECTION**  
NOT TO SCALE



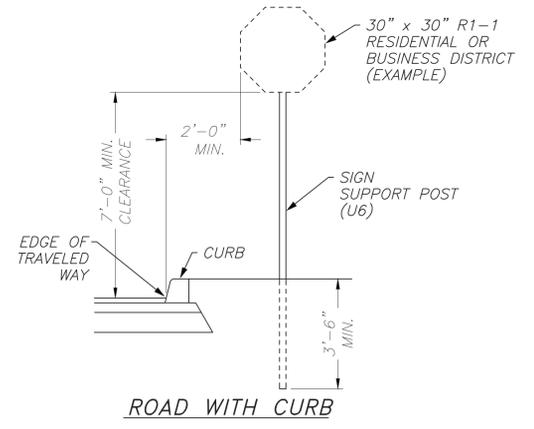
**DETAIL "B"**  
**TYPICAL CURB**  
NOT TO SCALE



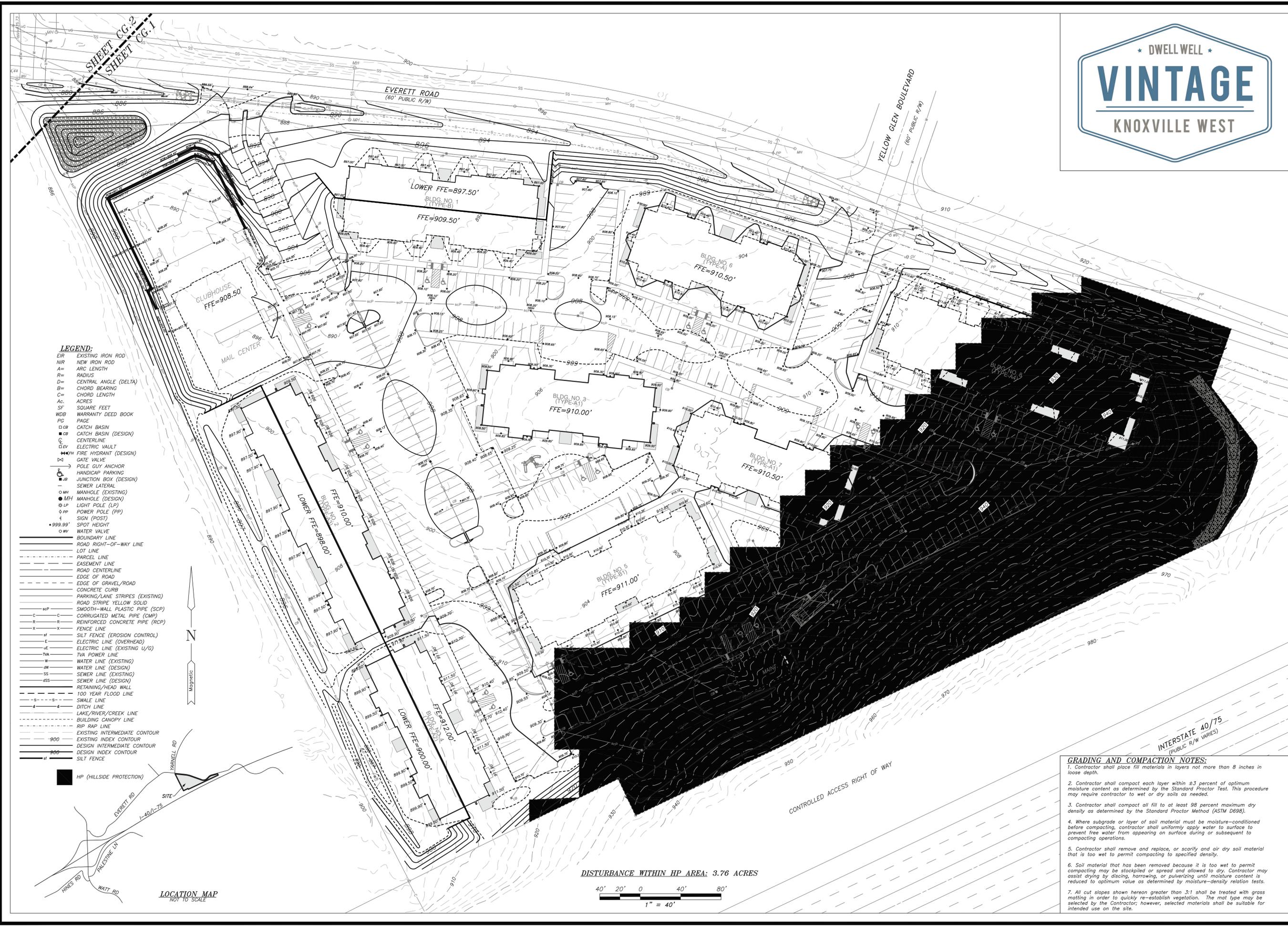
**DETAIL "C"**  
**TYPICAL SIDEWALK**  
NOT TO SCALE



**DETAIL "D"**  
**TYPICAL SIGNAGE**  
NOT TO SCALE



ROAD WITH CURB



  
 SINCE 1979  
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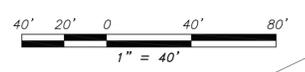
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**VINTAGE**  
**KNOXVILLE WEST**  
 TDK CONSTRUCTION COMPANY  
 KNOX COUNTY, TN

**LEGEND:**

- EIR EXISTING IRON ROD
- NIR NEW IRON ROD
- A= ARC LENGTH
- R= RADIUS
- D= CENTRAL ANGLE (DELTA)
- B= CHORD BEARING
- C= CHORD LENGTH
- AC= ACRES
- SF SQUARE FEET
- WDB WARRANTY DEED BOOK
- PG PAGE
- CB CATCH BASIN
- CB (DESIGN) CATCH BASIN (DESIGN)
- CL CENTERLINE
- EV ELECTRIC VAULT
- FH FIRE HYDRANT (DESIGN)
- GV GATE VALVE
- PA POLE GUY ANCHOR
- HP HANDICAP PARKING
- JB JUNCTION BOX (DESIGN)
- SL SEWER LATERAL
- MH MANHOLE (EXISTING)
- MH (DESIGN) MANHOLE (DESIGN)
- LP LIGHT POLE (LP)
- PP POWER POLE (PP)
- SP SIGN (POST)
- SH SPOT HEIGHT
- WV WATER VALVE
- BL BOUNDARY LINE
- RR ROAD RIGHT-OF-WAY LINE
- LT LOT LINE
- PL PARCEL LINE
- EL EASEMENT LINE
- RL ROAD CENTERLINE
- ER EDGE OF ROAD
- GR EDGE OF GRAVEL/ROAD
- CC CONCRETE CURB
- PS PARKING/LANE STRIPES (EXISTING)
- RY ROAD STRIPE YELLOW SOLID
- CP CORRUGATED METAL PIPE (CMP)
- RC REINFORCED CONCRETE PIPE (RCP)
- FX FENCE LINE
- EF SILT FENCE (EROSION CONTROL)
- EO ELECTRIC LINE (OVERHEAD)
- UE ELECTRIC LINE (EXISTING U/G)
- TPA TPA POWER LINE
- WE WATER LINE (EXISTING)
- WD WATER LINE (DESIGN)
- SE SEWER LINE (EXISTING)
- SD SEWER LINE (DESIGN)
- RW RETAINING/HEAD WALL
- FL 100 YEAR FLOOD LINE
- SW SWALE LINE
- DL DITCH LINE
- LR LAKE/RIVER/CREEK LINE
- BLD BUILDING CANOPY LINE
- RL RIP RAP LINE
- IC EXISTING INTERMEDIATE CONTOUR
- 900 EXISTING INDEX CONTOUR
- 900 DESIGN INTERMEDIATE CONTOUR
- 900 DESIGN INDEX CONTOUR
- SL SILT FENCE
- HP (HILLSIDE PROTECTION)

LOCATION MAP  
 NOT TO SCALE

DISTURBANCE WITHIN HP AREA: 3.76 ACRES



**GRADING AND COMPACTION NOTES:**

1. Contractor shall place fill materials in layers not more than 8 inches in loose depth.
2. Contractor shall compact each layer within ±3 percent of optimum moisture content as determined by the Standard Proctor Test. This procedure may require contractor to wet or dry soils as needed.
3. Contractor shall compact all fill to at least 98 percent maximum dry density as determined by the Standard Proctor Method (ASTM D698).
4. Where subgrade or layer of soil material must be moisture-conditioned before compacting, contractor shall uniformly apply water to surface to prevent free water from appearing on surface during or subsequent to compacting operations.
5. Contractor shall remove and replace, or scarify and air dry soil material that is too wet to permit compacting to specified density.
6. Soil material that has been removed because it is too wet to permit compacting may be stockpiled or spread and allowed to dry. Contractor may assist drying by discing, harrowing, or pulverizing until moisture content is reduced to optimum value as determined by moisture-density relation tests.
7. All cut slopes shown hereon greater than 3:1 shall be treated with grass matting in order to quickly re-establish vegetation. The mat type may be selected by the Contractor; however, selected materials shall be suitable for intended use on the site.

DATE	BY	REVISIONS
2/5/26	SDU	Address Knox County Planning Comments



SHEET  
**CG.1.1**  
 DESIGNED: **CLS**  
 DRAWN: **CLS**  
 CHECKED:  
 DATE: **12/19/25**  
 SCALE: **1" = 40'**  
 DRAWING: **7356A-CG**  
 PROJECT NO.: **SEI#7356-A**



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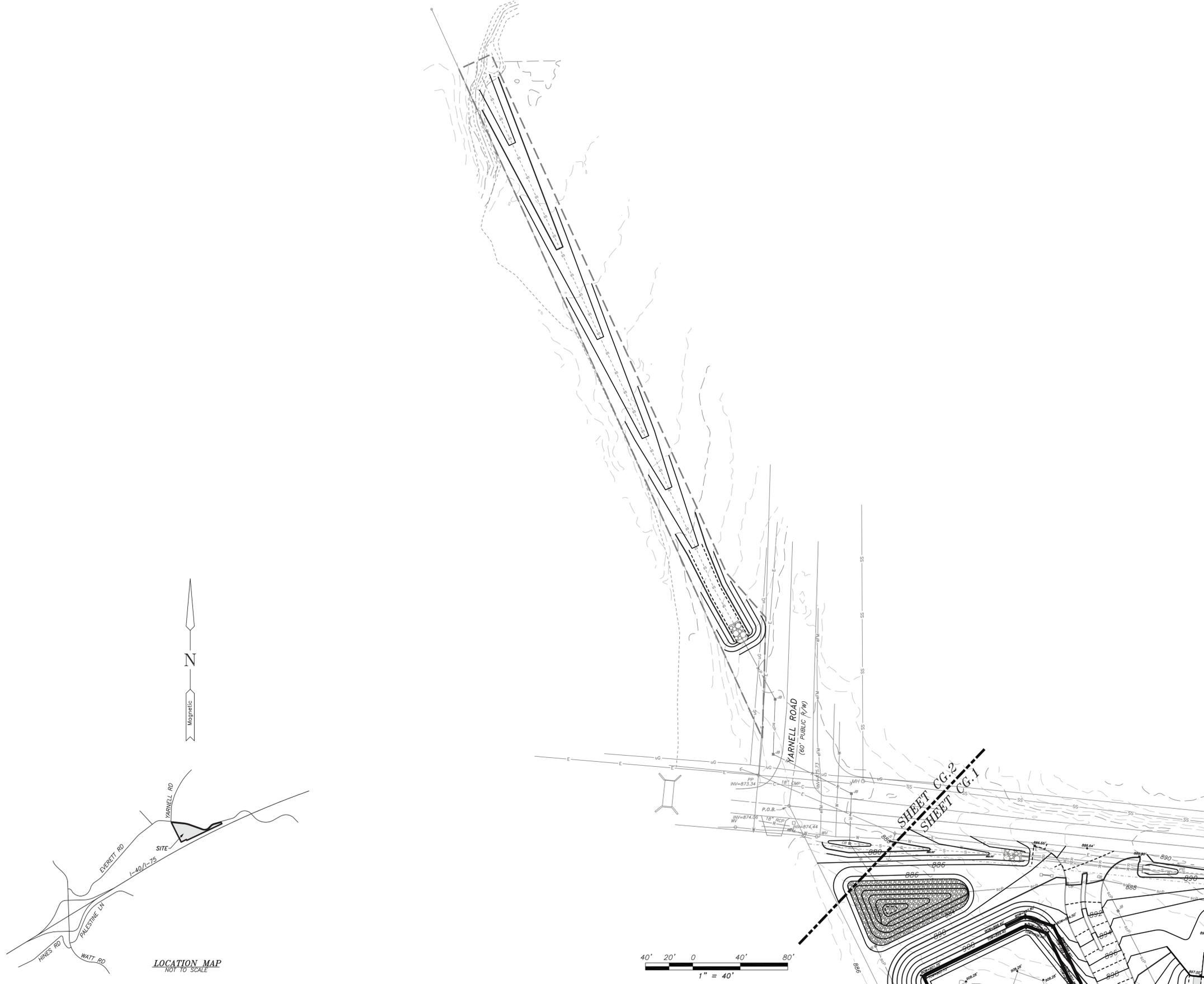
GRADING PLAN  
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TDK CONSTRUCTION COMPANY KNOX COUNTY, TN

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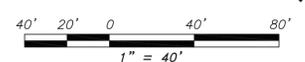
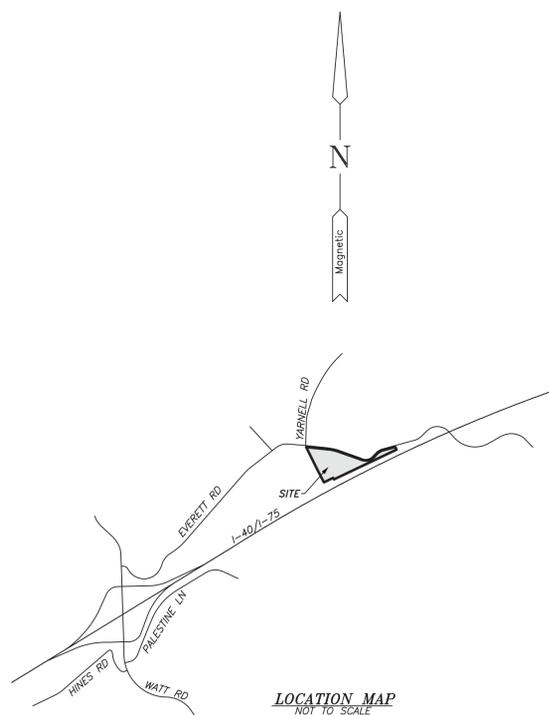


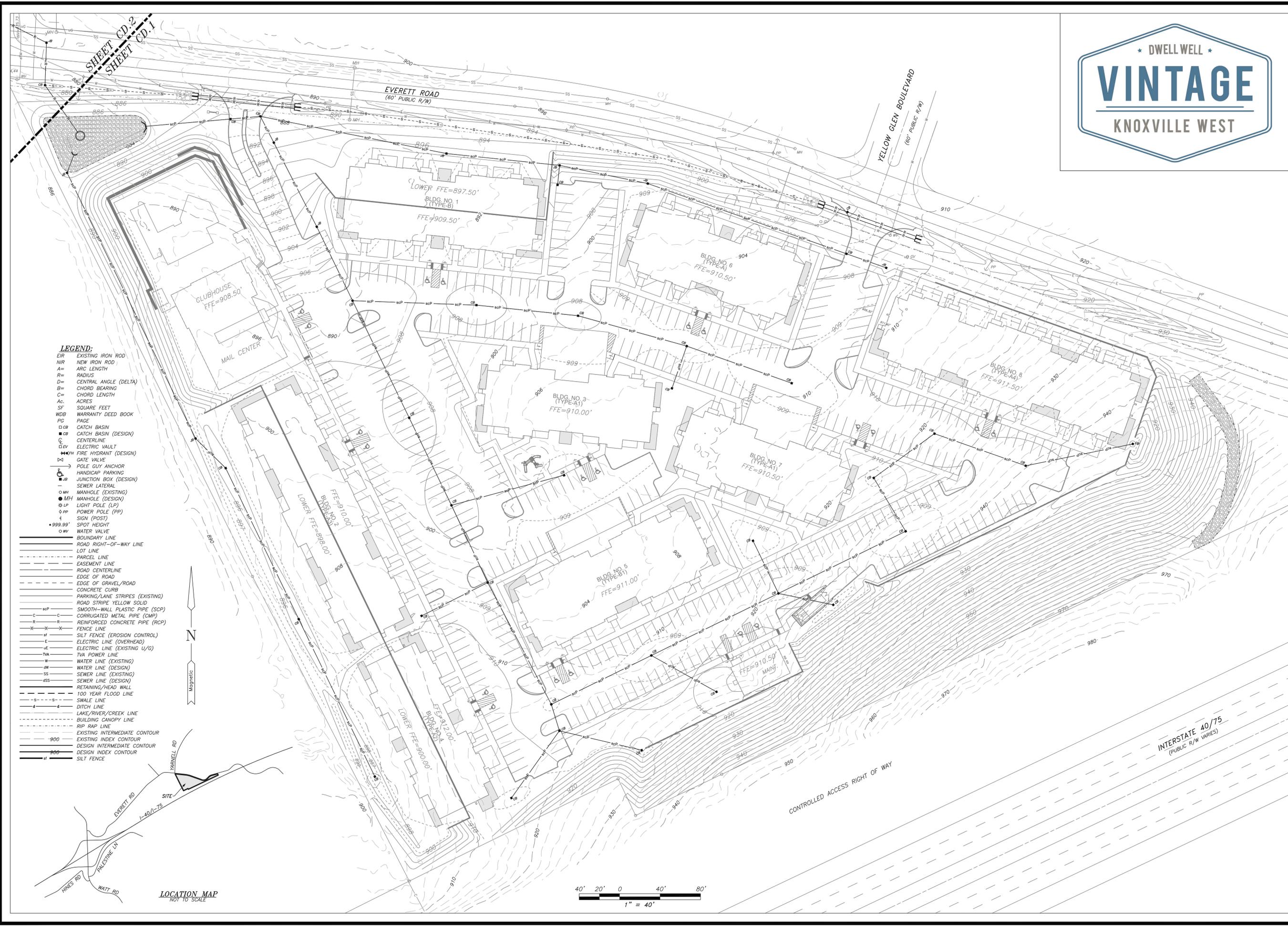
SHEET  
**CG.1.2**

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DRAWN: **CLS**  
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  - Contractor shall compact each layer within  $\pm 3$  percent of optimum moisture content as determined by the Standard Proctor Test. This procedure may require contractor to wet or dry soils as needed.
  - Contractor shall compact all fill to at least 98 percent maximum dry density as determined by the Standard Proctor Method (ASTM D698).
  - Where subgrade or layer of soil material must be moisture-conditioned before compacting, contractor shall uniformly apply water to surface to prevent free water from appearing on surface during or subsequent to compacting operations.
  - Contractor shall remove and replace, or scarify and air dry soil material that is too wet to permit compacting to specified density.
  - Soil material that has been removed because it is too wet to permit compacting may be stockpiled or spread and allowed to dry. Contractor may assist drying by discing, harrowing, or pulverizing until moisture content is reduced to optimum value as determined by moisture-density relation tests.
  - All cut slopes shown hereon greater than 3:1 shall be treated with grass matting in order to quickly re-establish vegetation. The mat type may be selected by the Contractor; however, selected materials shall be suitable for intended use on the site.

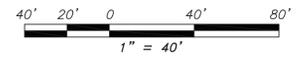




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P.O. BOX 4878  
MARYVILLE, TENNESSEE  
37802-4878  
PHONE: 865-984-3905  
FAX: 865-981-2815  
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- LEGEND:**
- EIR EXISTING IRON ROD
  - NIR NEW IRON ROD
  - A= ARC LENGTH
  - R= RADIUS
  - D= CENTRAL ANGLE (DELTA)
  - B= CHORD BEARING
  - C= CHORD LENGTH
  - AC. ACRES
  - SF SQUARE FEET
  - WDB WARRANTY DEED BOOK
  - PG PAGE
  - CB CATCH BASIN
  - CD CATCH BASIN (DESIGN)
  - CL CENTERLINE
  - EV ELECTRIC VAULT
  - FH FIRE HYDRANT (DESIGN)
  - GV GATE VALVE
  - GA GATE VALVE ANCHOR
  - HP HANDICAP PARKING
  - JB JUNCTION BOX (DESIGN)
  - SL SEWER LATERAL
  - MH MANHOLE (EXISTING)
  - MD MANHOLE (DESIGN)
  - LP LIGHT POLE (LP)
  - PP POWER POLE (PP)
  - SP SIGN (POST)
  - SH SPOT HEIGHT
  - WV WATER VALVE
  - BL BOUNDARY LINE
  - RO ROAD RIGHT-OF-WAY LINE
  - LO LOT LINE
  - PA PARCEL LINE
  - EA EASEMENT LINE
  - RC ROAD CENTERLINE
  - ER EDGE OF ROAD
  - EG EDGE OF GRAVEL/ROAD
  - CC CONCRETE CURB
  - PS PARKING/LANE STRIPES (EXISTING)
  - RS ROAD STRIPE YELLOW SOLID
  - SC SMOOTH-WALL, PLASTIC PIPE (SCP)
  - CM CORRUGATED METAL PIPE (CMP)
  - RR REINFORCED CONCRETE PIPE (RCP)
  - FX FENCE LINE
  - EF SILT FENCE (EROSION CONTROL)
  - EO ELECTRIC LINE (OVERHEAD)
  - UE ELECTRIC LINE (EXISTING U/G)
  - TVA TVA POWER LINE
  - WE WATER LINE (EXISTING)
  - WD WATER LINE (DESIGN)
  - SE SEWER LINE (EXISTING)
  - SD SEWER LINE (DESIGN)
  - RW RETAINING/HEAD WALL
  - 100 YEAR FLOOD LINE
  - SW SWALE LINE
  - DIT DITCH LINE
  - LR LAKE/RIVER/CREEK LINE
  - BC BUILDING CANOPY LINE
  - RR RIP RAP LINE
  - 900 EXISTING INTERMEDIATE CONTOUR
  - 900 EXISTING INDEX CONTOUR
  - 900 DESIGN INTERMEDIATE CONTOUR
  - 900 DESIGN INDEX CONTOUR
  - sf SILT FENCE

**LOCATION MAP**  
NOT TO SCALE



PLANNING FILE NO. **3-A-26-DP**

**DRAINAGE PLAN**

**VINTAGE**

**KNOXVILLE WEST**

**TKD CONSTRUCTION COMPANY**

DATE	BY	REVISIONS
2/5/26	SDU	Address Knox County Planning Comments



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SHEET  
**CD.1.1**

DESIGNED: **CLS**

DRAWN: **CLS**

CHECKED:

DATE: **12/19/25**

SCALE: **1" = 40'**

DRAWING: **7356A-CD**

PROJECT NO.: **SEI#7356-A**



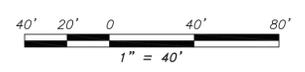
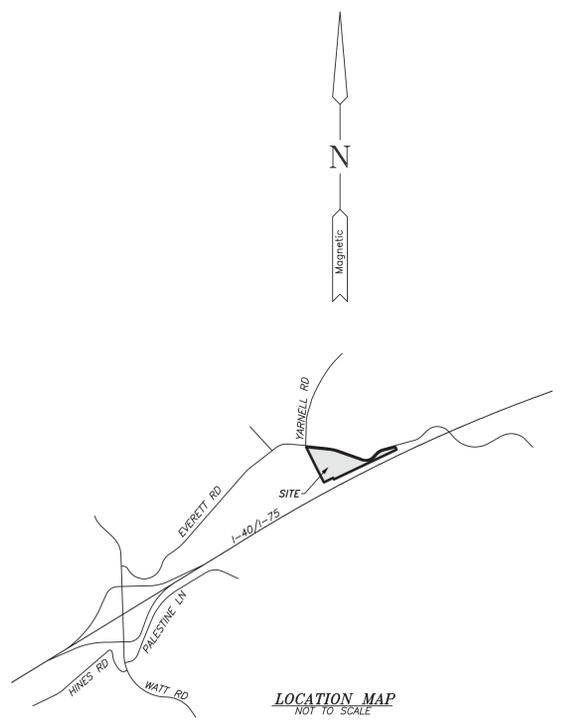
  
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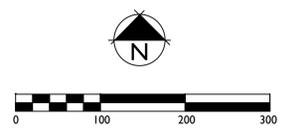
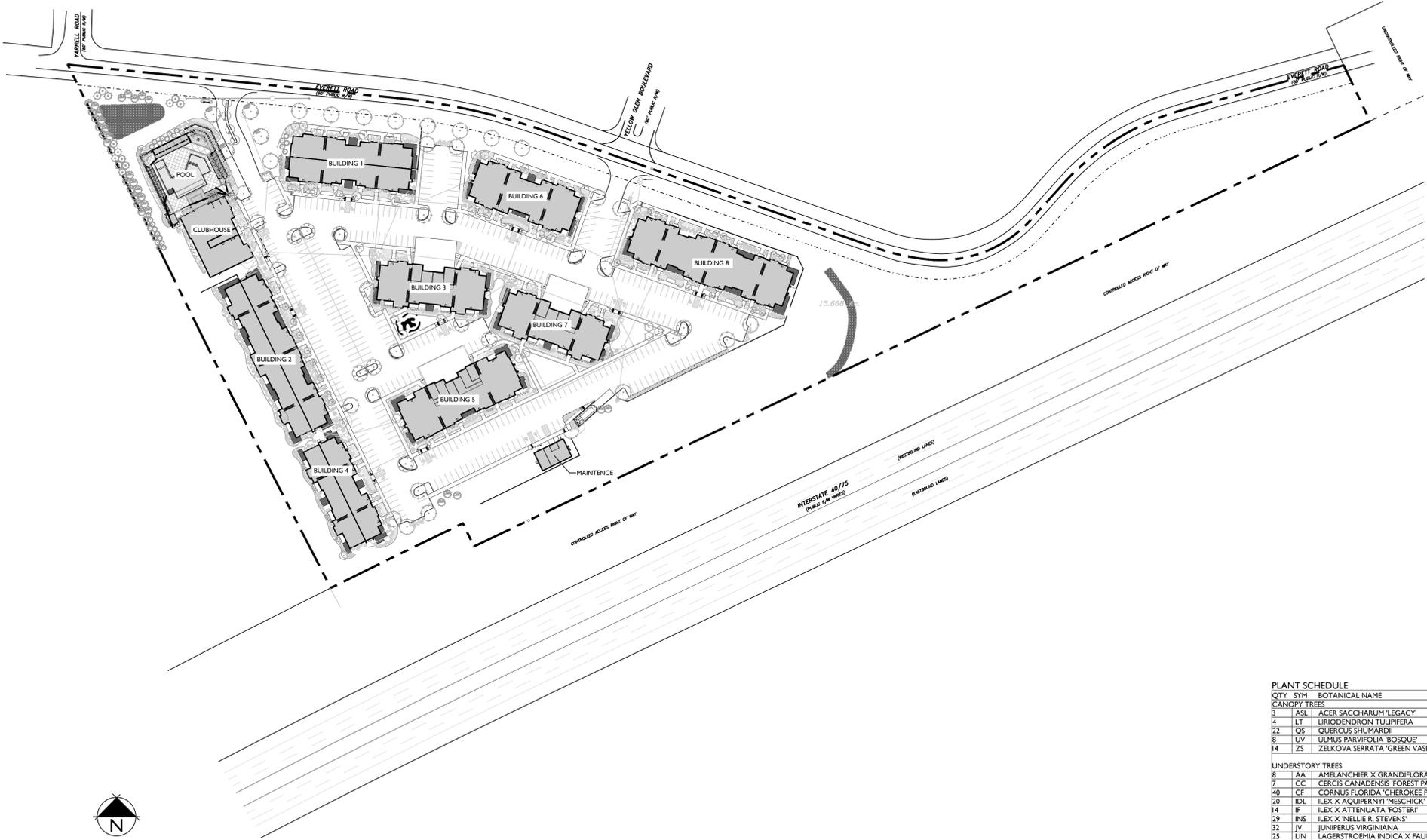
**PLANNING FILE NO. 3-A-26-DP**  
**DRAINAGE PLAN**  
**VINTAGE**  
**KNOXVILLE WEST**  
 TDK CONSTRUCTION COMPANY  
 KNOX COUNTY, TN

DATE	BY	REVISIONS
2/19/26	SDU	Address Knox County Planning Comments



SHEET  
**CD.1.2**  
 DESIGNED: **CLS**  
 DRAWN: **CLS**  
 CHECKED:  
 DATE: **12/19/25**  
 SCALE: **1" = 40'**  
 DRAWING: **7356A-CD**  
 PROJECT NO.: **SEI#7356-A**





**PLANT SCHEDULE**

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
<b>CANOPY TREES</b>								
3	ASL	ACER SACCHARUM 'LEGACY'	LEGACY SUGAR MAPLE	3" CAL. B/B	14'-16'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
4	LT	LIRIODENDRON TULIPIFERA	TULIP POPLAR	3" CAL. B/B	14'-16'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
22	QS	QUERCUS SHUMPERDII	SHUMPERD OAK	3" CAL. B/B	14'-16'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
8	UV	ULMUS PARVIFOLIA 'BOSQUE'	BOSQUE ELM	3" CAL. B/B	14'-16'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
14	ZS	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE JAPANESE ZELKOVA	3" CAL. B/B	14'-16'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
<b>UNDERSTORY TREES</b>								
8	AA	AMELANCHIER X GRANDIFLORA	SERVICEBERRY	2" CAL. B/B	6'-8'	DECIDUOUS	AS SHOWN	BALANCED CANOPY
7	CC	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	2" CAL. B/B	8'-10'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
40	CF	CORNUS FLORIDA 'CHEROKEE PRINCESS'	'CHEROKEE PRINCESS' DOGWOOD	2" CAL. B/B	10'-12'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
20	IDL	ILEX X AQUIFERNY 'MESCHICK'	DRAGON LADY HOLLY	2" CAL. B/B	6'-8'	EVERGREEN	AS SHOWN	
14	IF	ILEX X ATTENUATA 'FOSTER'	FOSTER HOLLY	2" CAL. B/B	8'-10'	DECIDUOUS	AS SHOWN	FULL
29	INS	ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	2" CAL. B/B	6'-8'	EVERGREEN	AS SHOWN	BALANCED
32	JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	2" CAL. B/B	8'-10'	EVERGREEN	AS SHOWN	BALANCED
25	LIN	LAGERSTROEMIA INDICA X FAURIEI	NATCHEZ CRAPE MYRTLE	2" CAL. B/B	10'-12'	DECIDUOUS	AS SHOWN	
7	MV	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	2" CAL. B/B	6'-8'	DECIDUOUS	AS SHOWN	BALANCED CANOPY
<b>SHRUBS</b>								
65	AE	RHODODENDRON 'CONLEB'	EMBERS ENCORE AZALEA	18" X 24"		EVERGREEN	36" O.C.	
39	BBG	BUXUS MICROPHYLLA VAR. JAPONICA 'GREGGY'	BABY GEM BOXWOOD	18"		EVERGREEN	20" O.C.	
208	BCP	BEBBERS 'THUNBERGII' ATROPURPUREA 'NANA'	CRIMSON PYGMY BARBERRY	12"		DECIDUOUS	24" O.C.	
50	BDR	BUXUS X 'DEE RUNK'	DEE RUNK BOXWOOD	36"		EVERGREEN	AS SHOWN	
50	BWG	BUXUS SINICA VAR. INSULARIS 'WINTERGREEN'	WINTERGREEN BOXWOOD	30" X 24"		EVERGREEN	36" O.C.	
202	CKF	CALAMAGOSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER GRASS	3 GAL		DECIDUOUS	24" O.C.	
31	CVCI	COTINUS COGGYGRIA 'VELVET CLOAK'	VELVET CLOAK SMOKEBUSH	40"		DECIDUOUS	40" O.C.	
167	DEH	DISTYLUM 'EMERALD HEIGHTS'	EMERALD HEIGHTS DISTYLUM	36"		EVERGREEN	36" O.C.	
28	HLH	HYDRANGEA 'LITTLE HONEY'	LITTLE HONEY HYDRANGEA	36"		DECIDUOUS	36" O.C.	
71	HLL	HYDRANGEA PANICULATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA	36"		DECIDUOUS	42" O.C.	
36	HPL	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	36"		DECIDUOUS	42" O.C.	
20	HQA	HYDRANGEA QUERCIFOLIA 'ALICE'	ALICE OAKLEAF HYDRANGEA	24"		DECIDUOUS	42" O.C.	
16	IC	ILEX CHINENSIS	CHINESE HOLLY	36"		EVERGREEN	36" O.C.	
50	IDB	ILEX CORNUTA 'DWARF BURFORD'	DWARF BURFORD HOLLY	36"		EVERGREEN	4" O.C.	
147	IG	ILEX GLABRA	INKBERRY	36"		EVERGREEN	42" O.C.	
44	JC	JUNIPERUS CHINENSIS 'SPEARMINT'	SPEARMINT JUNIPER	40"		EVERGREEN	36" O.C.	
38	JH	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	ANDORRA CREEPING JUNIPER	12" X 24"		EVERGREEN	36" O.C.	
14	MC	MULLENBERGIA CAPILLARIS	PINK MUILY GRASS	3 GAL		DECIDUOUS	SEE PLAN	
73	MSA	MISCANTHUS SINENSIS 'ADAGIO'	ADAGIO MAIDENHAIR GRASS	24"		AS SHOWN		
6	PLS	PRUNUS LAUROCERASUS 'SCHIPKAENSIS'	SCHIP LAUREL	36"		EVERGREEN	3" O.C.	
50	PO	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	36"		EVERGREEN	4" O.C.	
56	RDCI	ROSA 'MIDNIGHT'	CORAL DRIFT ROSE	12" X 18"		DECIDUOUS	AS SHOWN	
43	TG	THUJA OCCIDENTALIS 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	5'-6"		EVERGREEN	36" O.C.	
37	TM	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	24" X 24"		EVERGREEN	36" O.C.	
25	VP	VIBURNUM X PRAGENSE	PRAGUE VIBURNUM	36"		EVERGREEN	4" O.C.	
10	WM	WEIGELA FLORIDA 'ELVERA'	MIDNIGHT WINE WEGELA	12"		DECIDUOUS	18" O.C.	
<b>PERENNIALS / GROUNDCOVERS</b>								
471	ANN	ANNUALS VARIETY				9" O.C.		ROTATE SEASONALLY
609	ARC	ARISA REPENS 'CHOCOLATE CHIP'	CHOCOLATE CHIP AJUGA	1 GAL		18" O.C.		
22	DF	DIANTHUS 'FEUERHEX'	FIREWITCH DIANTHUS	1 GAL		18" O.C.		
367	HG	HOSTA 'GUACAMOLE'	GUACAMOLE HOSTA	1 GAL		18" O.C.		
472	HHR	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	4" POT		12" O.C.		
303	HRH	HELLEBORUS X HYBRIDUS 'ROYAL HERITAGE'	ROYAL HERITAGE LENTEN ROSE	1 GAL		18" O.C.		
191	PS	PHLOX SUBULATA 'WHITE DELIGHT'	WHITE DELIGHT CREEPING PHLOX	1 GAL		18" O.C.		
588	RFG	RUDBECKIA FULGIDA VAR. SULLIVANTII	LITTLE GOLDSTAR BLACK EYED SUSAN	1 GAL		18" O.C.		
797	VHP	VERBENA HYBRIDA 'HOMESTEAD PURPLE'	HOMESTEAD PURPLE VERBENA	1 GAL		18" O.C.		

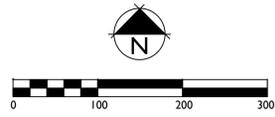
NOTE: LANDSCAPE MATERIAL TO BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES AND DRIVEWAYS. NO LANDSCAPE MATERIAL SHALL BE BETWEEN FIRE HYDRANT AND STREET OR WITHIN 3' IN OTHER DIRECTIONS.

NOTE: FINAL INSTALLED LANDSCAPE MAY DIFFER THAN LANDSCAPING SHOWN ON PLAN.



Revision Date

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**PLANT SCHEDULE**

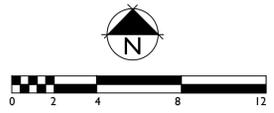
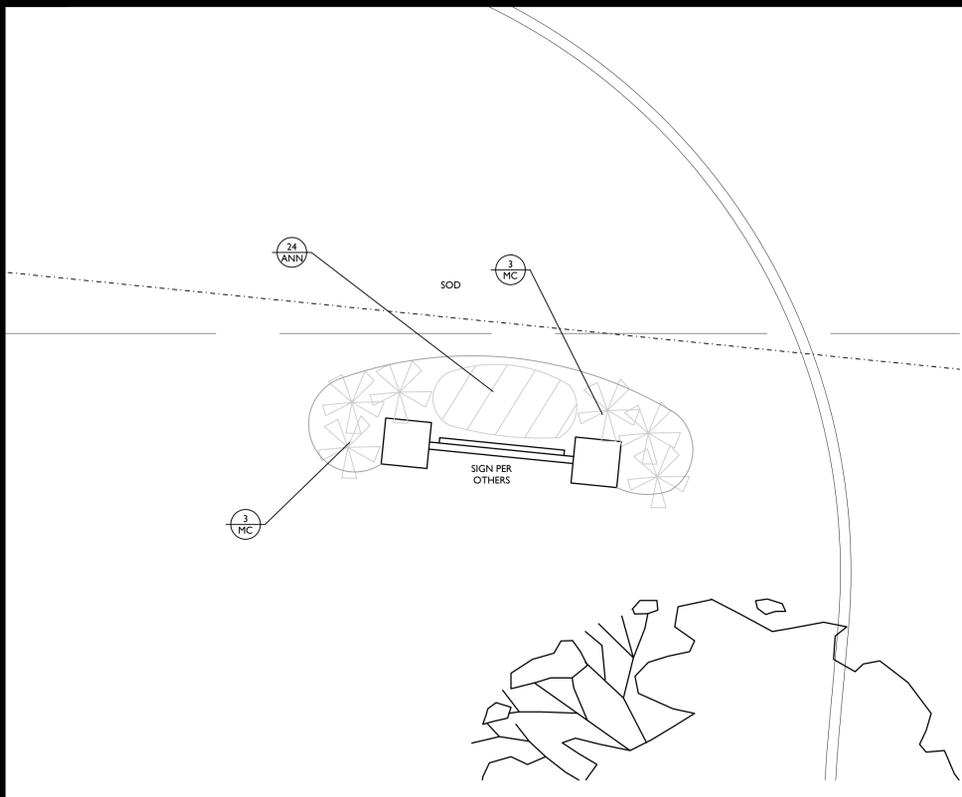
QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
<b>CANOPY TREES</b>								
4	LT	LIRIODENDRON TULIPIFERA	TULIP POPLAR	3" CAL. B/B	14'-16'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
22	OS	QUERCUS SHUMARDII	SHUMARD OAK	3" CAL. B/B	14'-16'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
8	LV	LULIUS PARVIFOLIA 'BOSQUE'	BOSQUE ELM	3" CAL. B/B	14'-16'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
14	ZS	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE JAPANESE ZELKOVA	3" CAL. B/B	14'-16'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
<b>UNDERSTORY TREES</b>								
4	CC	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBLUD	2" CAL. B/B	8'-10'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
3	CF	CORNUS FLORIDA 'CHEROKEE PRINCESS'	'CHEROKEE PRINCESS' DOGWOOD	2" CAL. B/B	10'-12'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
14	IF	ILEX X ATTENUATA 'FOSTER'	FOSTER HOLLY	2" CAL. B/B	8'-10'	DECIDUOUS	AS SHOWN	FULL
15	INS	ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	2" CAL. B/B	6'-8'	EVERGREEN	AS SHOWN	BALANCED
32	JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	2" CAL. B/B	8'-10'	EVERGREEN	AS SHOWN	BALANCED
<b>SHRUBS</b>								
50	BWG	BUXUS SINICA VAR. INSULARIS 'WINTERGREEN'	WINTERGREEN BOXWOOD	30" X 24"		EVERGREEN	36" O.C.	
33	TG	THUJA OCCIDENTALIS 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	5'-6"		EVERGREEN	36" O.C.	
27	TM	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	24" X 24"		EVERGREEN	36" O.C.	

NOTE: LANDSCAPE MATERIAL TO BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES AND DRIVEWAYS. NO LANDSCAPE MATERIAL SHALL BE BETWEEN FIRE HYDRANT AND STREET OR WITHIN 3' IN OTHER DIRECTIONS.  
NOTE: FINAL INSTALLED LANDSCAPE MAY DIFFER THAN LANDSCAPING SHOWN ON PLAN



Revision Date

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**PLANT SCHEDULE**

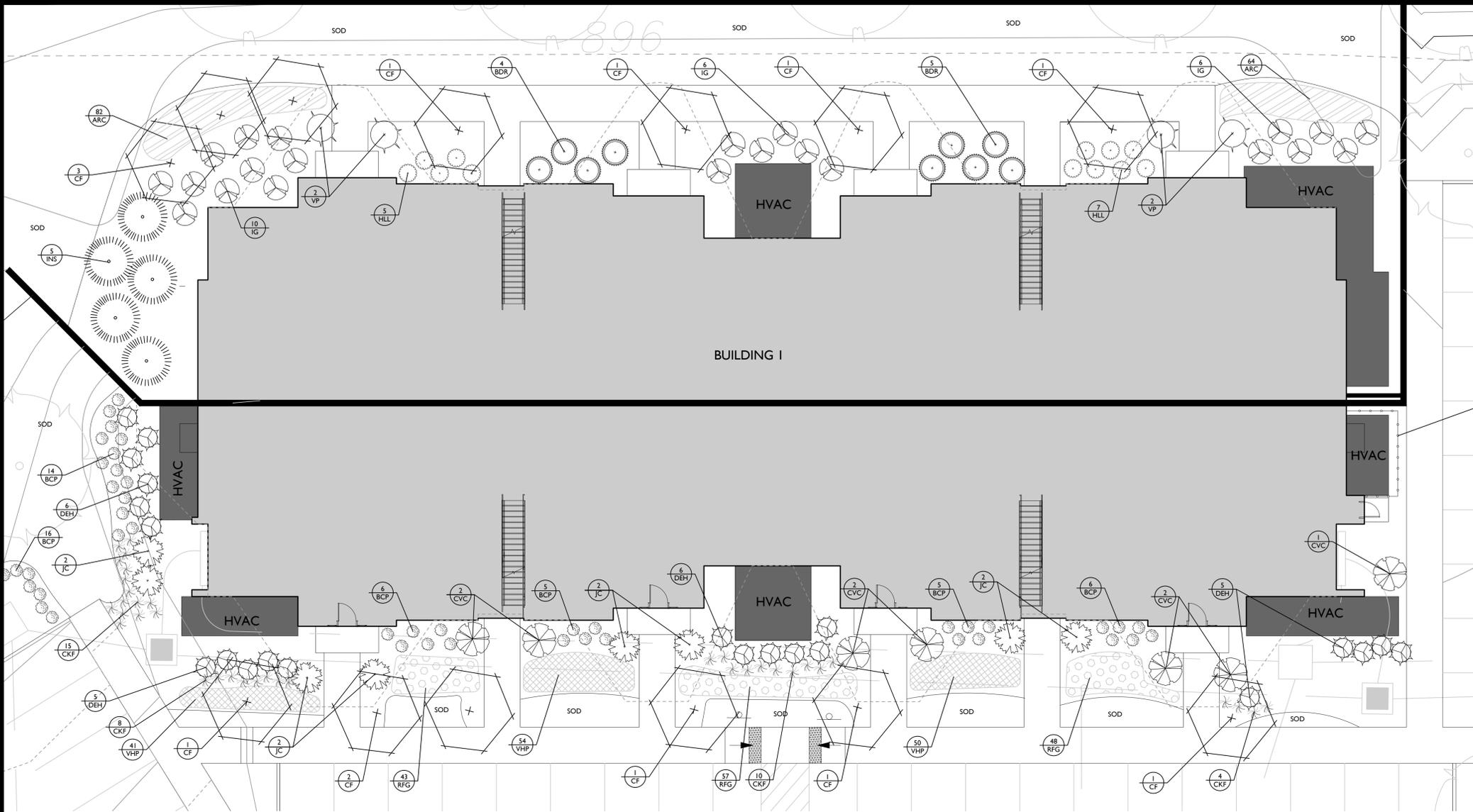
QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
<b>SHRUBS</b>								
6	MC	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS		3 GAL	DECIDUOUS	SEE PLAN	
<b>PERENNIALS / GROUNDCOVERS</b>								
24	ANN	ANNUALS, VARIETY			PLUG		9" O.C.	ROTATE SEASONALLY

NOTE: LANDSCAPE MATERIAL TO BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES AND DRIVEWAYS. NO LANDSCAPE MATERIAL SHALL BE BETWEEN FIRE HYDRANT AND STREET OR WITHIN 3' IN OTHER DIRECTIONS  
NOTE: FINAL INSTALLED LANDSCAPE MAY DIFFER THAN LANDSCAPING SHOWN ON PLAN

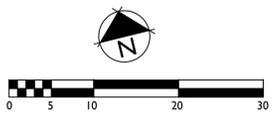


Revision Date

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SCREEN  
1 LS2.10



LOUVERS  
**OMEGA 80**



OMEGA 80	
Vertical wires	Round, 8 GA (Diameter 4 mm)
Vertical wires spacing	5 3/16" (132 mm)
Louver	Flat (2" x 1/16" / 50mm x 1.59mm)
Louver Spacing	1 3/4" (46 mm)
Standard Height	77.5" (1963mm)
Standard Length	65" (1650 mm)
Gap Bottom panel/Ground	2" (51 mm)
Post options	2" x 2" or 3" x 3" or Flat Posts
Cap options	Flat post = No Cap Square post = Aluminum Square
Opacity/Openness	92.5% / 7.5%
Finish	Hot-dipped galvanized or HDG & powder coated *Finish can have imperfections from HDG process. Contact us for information.



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PLANT SCHEDULE

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
<b>UNDERSTORY TREES</b>								
13	CF	CORNUS FLORIDA 'CHEROKEE PRINCESS'	'CHEROKEE PRINCESS' DOGWOOD	2" CAL. B/B	10'-12'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
5	INS	ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	2" CAL. B/B	6'-8'	EVERGREEN	AS SHOWN	BALANCED
<b>SHRUBS</b>								
52	BCP	BERBERIS THUNBERGII 'ATROPURPUREA NANA'	CRIMSON PYGMY BARBERRY		12"	DECIDUOUS	24" O.C.	
9	BOR	BUXUS X 'DEE RUNK'	DEE RUNK BOXWOOD		36"	EVERGREEN	AS SHOWN	
37	CKF	CALAMAGOSTIS X ACUTIFLORA 'KARL FORSTER'	KARL FORSTER FEATHER GRASS		3 GAL	DECIDUOUS	24" O.C.	
7	CVC	COTINUS 'COGGYGRIA 'VELVET CLOAK'	VELVET CLOAK SMOKEBUSH		40"	DECIDUOUS	40" O.C.	
22	DEH	DISTYLUM 'EMERALD HEIGHTS'	EMERALD HEIGHTS DISTYLUM		36"	EVERGREEN	36" O.C.	
12	HLL	HYDRANGEA PANICULATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA		36"	DECIDUOUS	42" O.C.	
22	IG	ILEX GLABRA	INKBERRY		36"	EVERGREEN	42" O.C.	
8	JC	JUNIPERUS CHINENSIS 'SPEARMINT'	SPEARMINT JUNIPER		40"	EVERGREEN	36" O.C.	
2	VP	VIBURNUM X PRAGENISE	PRAGUE VIBURNUM		36"	EVERGREEN	4' O.C.	
<b>PERENNIALS / GROUNDCOVERS</b>								
146	ARC	AJUGA REPTANS 'CHOCOLATE CHIP'	CHOCOLATE CHIP AJUGA		1 GAL		18" O.C.	
148	RFG	RUDBECKIA FULGIDA VAR. SULLIVANTII	LITTLE GOLDSTAR BLACK EYED SUSAN		1 GAL		18" O.C.	
145	VHP	VERBENA HYBRIDA 'HOMESTEAD PURPLE'	HOMESTEAD PURPLE VERBENA		1 GAL		18" O.C.	

NOTE: LANDSCAPE MATERIAL TO BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES AND DRIVEWAYS. NO LANDSCAPE MATERIAL SHALL BE BETWEEN FIRE HYDRANT AND STREET OR WITHIN 3' IN OTHER DIRECTIONS.

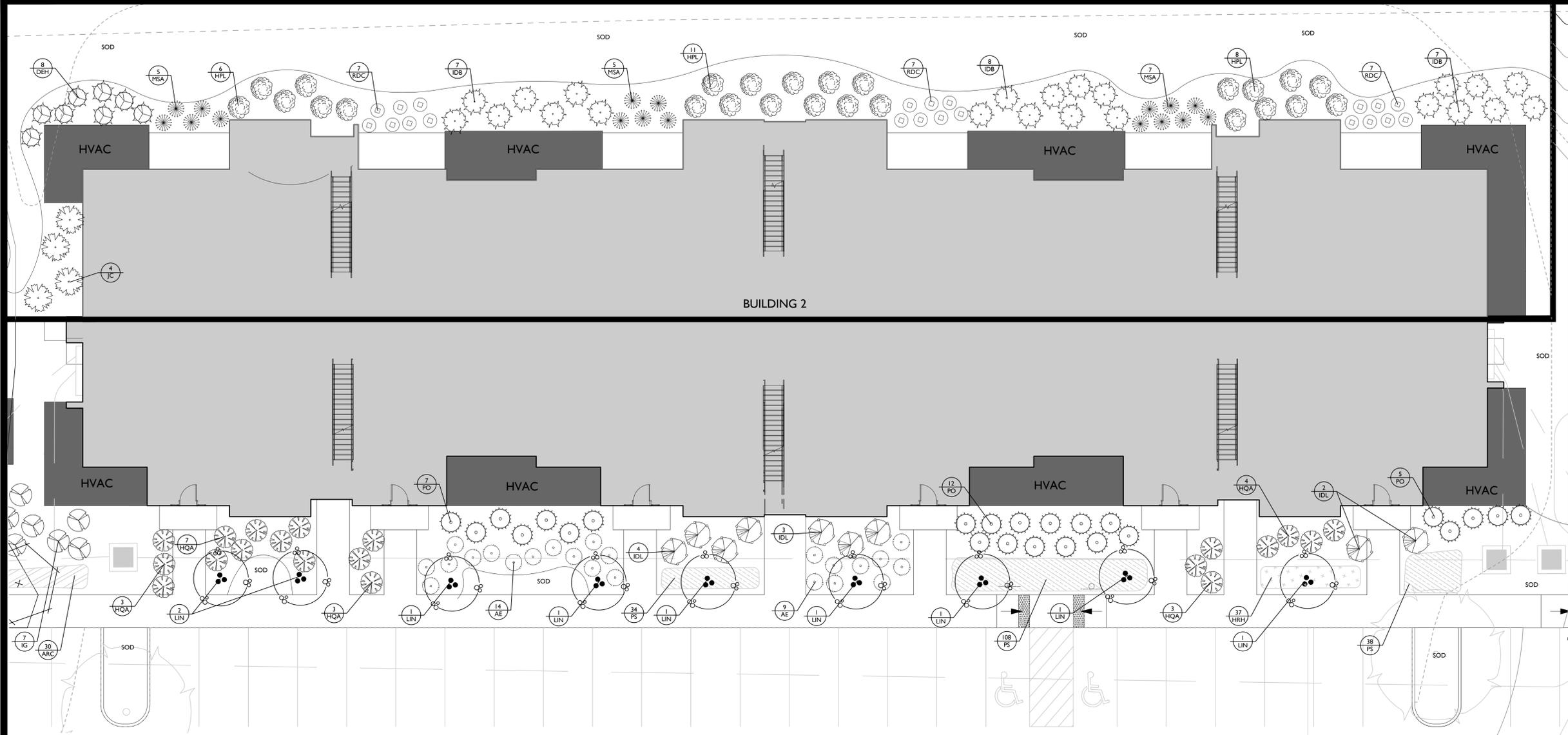
NOTE: FINAL INSTALLED LANDSCAPE MAY DIFFER THAN LANDSCAPING SHOWN ON PLAN

1 OMEGA 80 LOUVERED SCREEN  
LS2.10 SPECIFICATION

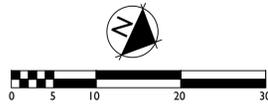


Revision Date

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BUILDING 2



**PLANT SCHEDULE**

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
<b>UNDERSTORY TREES</b>								
9	IDL	ILEX X AQUIFERNYI 'MESCHICK'	DRAGON LADY HOLLY	2" CAL. B/B	6'-8'	EVERGREEN	AS SHOWN	AS SHOWN
9	LIN	LAGERSTROEMIA INDICA X FAURIEI	NATCHEZ CRAPE MYRTLE	2" CAL. B/B	10'-12'	DECIDUOUS	AS SHOWN	AS SHOWN
<b>SHRUBS</b>								
23	AE	RHODODENDRON 'CONLEB'	EMBERS ENCORE AZALEA	18" X 24"	36"	EVERGREEN	36" O.C.	
8	DEH	DISTYLIS 'EMERALD HEIGHTS'	EMERALD HEIGHTS DISTYLIS	36"	36"	EVERGREEN	36" O.C.	
25	HPL	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	36"	36"	DECIDUOUS	42" O.C.	
20	HQA	HYDRANGEA QUERCIFOLIA 'ALICE'	ALICE OAKLEAF HYDRANGEA	24"	24"	DECIDUOUS	42" O.C.	
22	IDB	ILEX CORNUTA 'DWARF BURFORD'	DWARF BURFORD HOLLY	36"	36"	EVERGREEN	4" O.C.	
7	IG	ILEX GLABRA	INKBERRY	36"	36"	EVERGREEN	42" O.C.	
4	JC	JUNIPERUS CHINENSIS 'SPEARMINT'	SPEARMINT JUNIPER	40"	40"	EVERGREEN	36" O.C.	
17	MSA	MISCANTHUS SINENSIS 'ADAGIO'	ADAGIO MAIDENHAIR GRASS	24"	24"		AS SHOWN	
24	PO	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	36"	36"	EVERGREEN	4" O.C.	
21	RDC	ROSA 'MEDRIFORA'	CORAL DRIFT ROSE	12" X 18"	36"	DECIDUOUS	AS SHOWN	
<b>PERENNIALS / GROUNDCOVERS</b>								
30	ARC	AJUGA REPTANS 'CHOCOLATE CHIP'	CHOCOLATE CHIP AJUGA	1 GAL			18" O.C.	
37	HRH	HELEBORUS X HYBRIDUS 'ROYAL HERITAGE'	ROYAL HERITAGE LENTEN ROSE	1 GAL			18" O.C.	
180	PS	PHLOX SUBULATA 'WHITE DELIGHT'	WHITE DELIGHT CREEPING PHLOX	1 GAL			18" O.C.	

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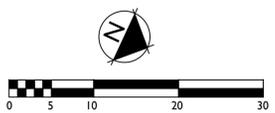
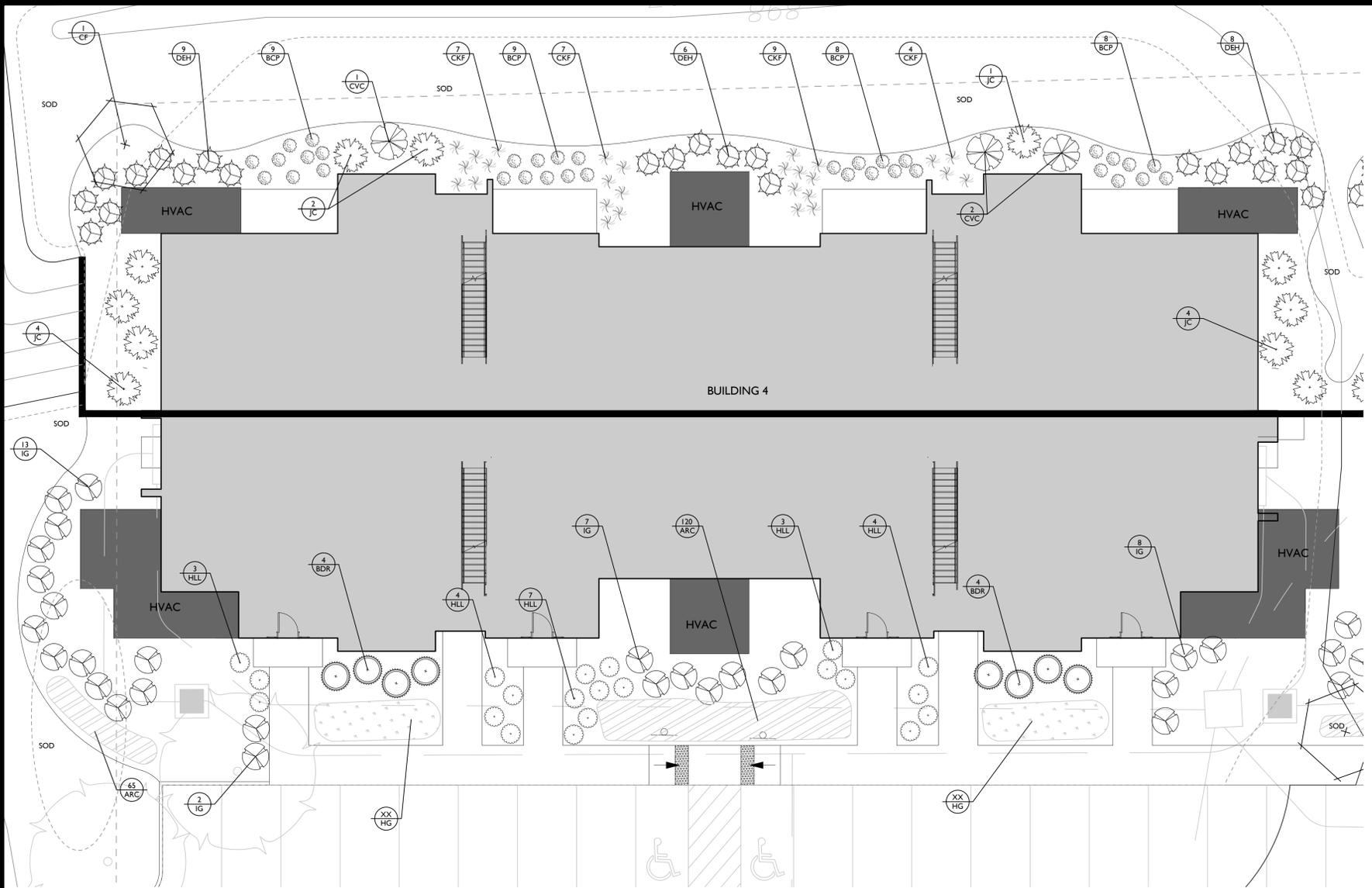
NOTE: FINAL INSTALLED LANDSCAPE MAY DIFFER THAN LANDSCAPING SHOWN ON PLAN.



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**PLANT SCHEDULE**

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
<b>UNDERSTORY TREES</b>								
1	CF	CORNUS FLORIDA 'CHEROKEE PRINCESS'	'CHEROKEE PRINCESS' DOGWOOD	2" CAL. B/B	10'-12'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
<b>SHRUBS</b>								
34	BCP	BERBERIS THUNBERGII 'ATROPURPUREA NANA'	CRIMSON PYGMY BARBERRY		12"	DECIDUOUS	24" O.C.	
8	BDR	BUXUS X 'DEE RUNK'	DEE RUNK BOXWOOD		36"	EVERGREEN	AS SHOWN	
27	CKF	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER GRASS	3 GAL		DECIDUOUS	24" O.C.	
1	CVC	COTINUS COGGYGRIA 'VELVET CLOAK'	VELVET CLOAK SMOKEBUSH		40"	DECIDUOUS	40" O.C.	
23	DEH	DISTYLUM 'EMERALD HEIGHTS'	EMERALD HEIGHTS DISTYLUM		36"	EVERGREEN	36" O.C.	
21	HLL	HYDRANGEA PANICULATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA		36"	DECIDUOUS	42" O.C.	
30	IG	ILEX GLABRA	INKBERRY		36"	EVERGREEN	42" O.C.	
11	JC	JUNIPERUS CHINENSIS 'SPEARMINT'	SPEARMINT JUNIPER		40"	EVERGREEN	36" O.C.	
<b>PERENNIALS / GROUNDCOVERS</b>								
160	ARC	AJUGA REPTANS 'CHOCOLATE CHIP'	CHOCOLATE CHIP AJUGA	1 GAL			18" O.C.	
109	HG	HOSTA 'GUACAMOLE'	GUACAMOLE HOSTA	1 GAL			18" O.C.	

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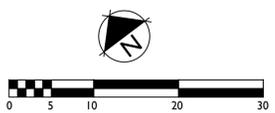
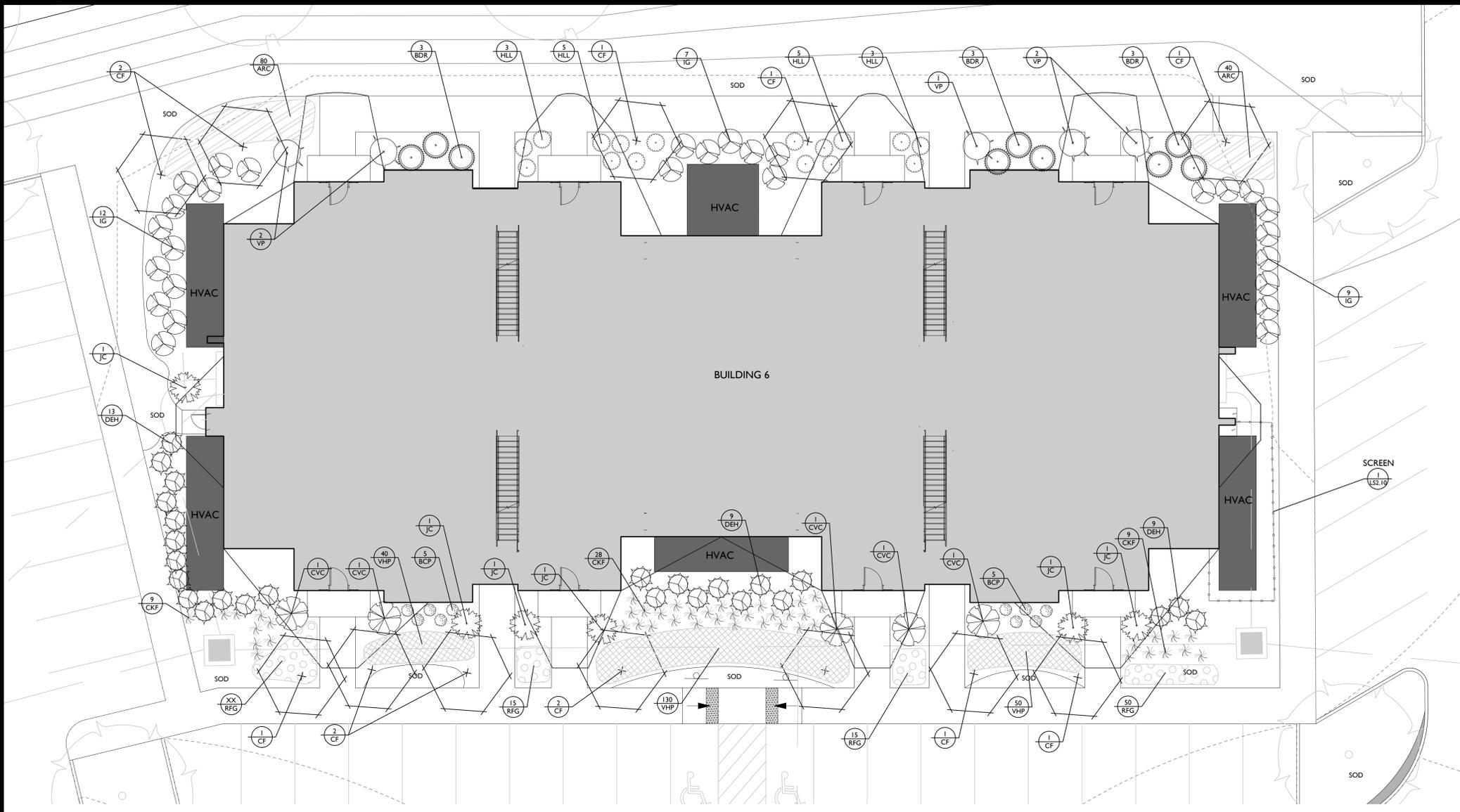
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**PLANT SCHEDULE**

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
<b>UNDERSTORY TREES</b>								
12	CF	CORNUS FLORIDA 'CHEROKEE PRINCESS'	'CHEROKEE PRINCESS' DOGWOOD	2" CAL., B/B	10'-12'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
<b>SHRUBS</b>								
10	BCP	BERBERIS THUNBERGII 'ATROPURPUREA NANA'	CRIMSON PYGMY BARBERRY		12"	DECIDUOUS	24" O.C.	
9	BDR	BUXUS X 'DEE RUNK'	DEE RUNK BOXWOOD		36"	EVERGREEN	AS SHOWN	
46	CKF	CALAMAGROSTIS X ACUTIFLORA VAR. FORSTERI	KARL FOERSTER FEATHER GRASS		3 GAL	DECIDUOUS	24" O.C.	
5	CVC	COTINUS COCCYGGRIA 'VELVET CLOAK'	VELVET CLOAK SMOKEBUSH		40"	DECIDUOUS	40" O.C.	
31	DEH	DISTYLUM 'EMERALD HEIGHTS'	EMERALD HEIGHTS DISTYLUM		36"	EVERGREEN	36" O.C.	
16	HLL	HYDRANGEA PANICULATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA		36"	DECIDUOUS	42" O.C.	
28	IG	ILEX GLABRA	INKBERRY		36"	EVERGREEN	42" O.C.	
6	JC	JUNIPERUS CHINENSIS 'SPEARMINT'	SPEARMINT JUNIPER		40"	EVERGREEN	36" O.C.	
5	VP	VIBURNUM X PRAGENSE	PRAGUE VIBURNUM		36"	EVERGREEN	4" O.C.	
<b>PERENNIALS / GROUNDCOVERS</b>								
123	ARC	AJUGA REPTANS 'CHOCOLATE CHIP'	CHOCOLATE CHIP AJUGA		1 GAL		18" O.C.	
96	RFG	RUDBECKIA FULGIDA VAR. SULLIVANTII	LITTLE GOLDSTAR BLACK EYED SUSAN		1 GAL		18" O.C.	
227	VHP	VERBENA HYBRIDA 'HOMESTEAD PURPLE'	HOMESTEAD PURPLE VERBENA		1 GAL		18" O.C.	

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NOTE: FINAL INSTALLED LANDSCAPE MAY DIFFER THAN LANDSCAPING SHOWN ON PLAN

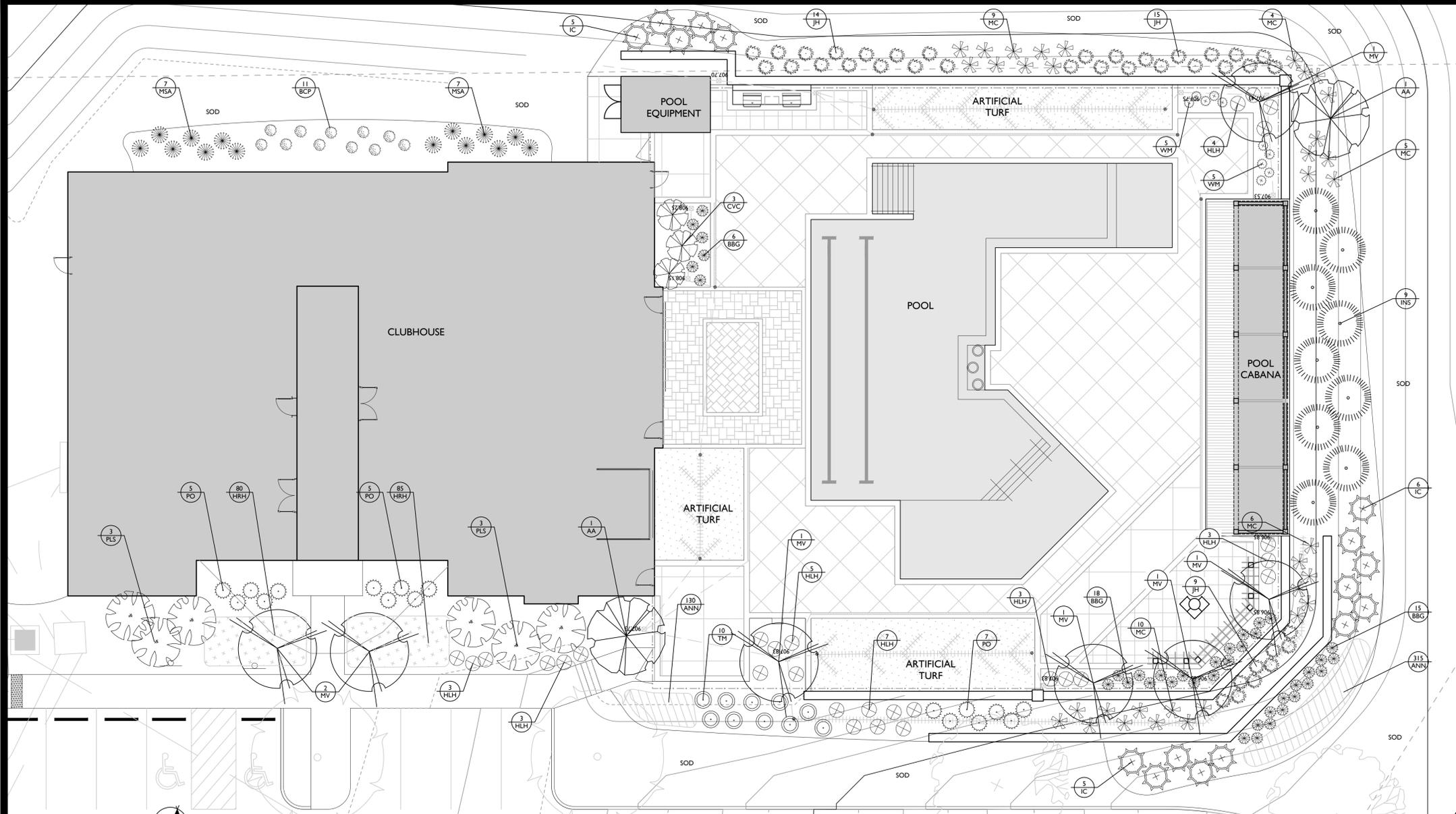


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**PLANT SCHEDULE**

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
2	AA	AMELANCHIER X GRANDIFLORA	SERVICEBERRY	2" CAL. B/B	6'-8"	DECIDUOUS	AS SHOWN	BALANCED CANOPY
9	INS	ILEX X NELLIE R. STEVENS	NELLIE R. STEVENS HOLLY	2" CAL. B/B	6'-8"	EVERGREEN	AS SHOWN	BALANCED CANOPY
7	MV	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	2" CAL. B/B	6'-8"	DECIDUOUS	AS SHOWN	BALANCED CANOPY
<b>SHRUBS</b>								
39	BBG	BUXUS MICROPHYLLA VAR. JAPONICA 'GREGG'	BABY GEM BOXWOOD		18"	EVERGREEN	20" O.C.	
111	BCP	BESLERIA THUNBERGII 'ATROPURPUREA NANA'	CRIMSON PIGMY BARBERY		11"	DECIDUOUS	24" O.C.	
3	CVC	COTINUS COGGYGRIA 'VELVET CLOAK'	VELVET CLOAK SHOEFLUSH		40"	DECIDUOUS	40" O.C.	
28	HLH	HYDRANGEA 'LITTLE HONEY'	LITTLE HONEY HYDRANGEA		36"	DECIDUOUS	36" O.C.	
16	IC	ILEX CHINENSIS	CHINESE HOLLY		36"	EVERGREEN	36" O.C.	
38	JH	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	ANDORRA CREEPING JUNIPER		11" X 24"	EVERGREEN	36" O.C.	
34	MC	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS		3 GAL	DECIDUOUS	SEE PLAN	
14	MSA	MISCANTHUS SINENSIS 'ADAGIO'	ADAGIO MAIDENHAIR GRASS		24"	AS SHOWN		
6	PLS	PRUNUS LAURO-CERASUS 'SCHIPKAENSIS'	SCHIP LAUREL		36"	EVERGREEN	3" O.C.	
17	PO	PRUNUS LAURO-CERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL		36"	EVERGREEN	4" O.C.	
10	TM	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW		24" X 24"	EVERGREEN	36" O.C.	
10	WM	WEIGELA FLORIDA 'ELVERA'	MIDNIGHT WINE WEIGELA		12"	DECIDUOUS	18" O.C.	
<b>PERENNIALS / GROUNDCOVERS</b>								
447	ANN	ANNUALS, VARIETY			PLUG		9" O.C.	ROTATE SEASONALLY
166	HRH	HELLEBORUS X HYBRIDUS 'ROYAL HERITAGE'	ROYAL HERITAGE LENTEN ROSE		1 GAL		18" O.C.	

NOTE: LANDSCAPE MATERIAL TO BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES AND DRIVEWAYS. NO LANDSCAPE MATERIAL SHALL BE BETWEEN FIRE HYDRANT AND STREET OR WITHIN 3' IN OTHER DIRECTIONS.

NOTE: FINAL INSTALLED LANDSCAPE MAY DIFFER THAN LANDSCAPING SHOWN ON PLAN



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**CITY OF KNOXVILLE LANDSCAPE NOTES:**

1. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOOLIATES SHALL BE REPLACED WITHIN ONE YEAR OR BY THE NEXT GROWING SEASON, WHICHEVER COMES FIRST. OTHER DEFECTIVE LANDSCAPE MATERIAL SHALL BE REPLACED WITHIN THREE MONTHS.
2. ALL TREES SHALL MEET KNOXVILLE'S MINIMUM SIZE AND QUALITY STANDARDS. ALL PLANTS SHALL BE HEALTHY, VIGOROUS MATERIAL, FREE OF PEST AND DISEASE. ALL ROOTBALLS, CONTAINERS, AND HEIGHT TO WIDTH RATIOS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN THE AMERICAN STANDARDS FOR NURSERY STOCK, CURRENT EDITION.
3. ALL REQUIRED TREES AND SHRUBS SHALL MEET THE MINIMUM SIZE AND QUANTITY AS LISTED IN THE PLANT SCHEDULE.
4. PLANT MATERIAL SHALL NOT OBSCURE TRAFFIC OR PARKING SIGNS/SIGNALS OR VEHICULAR SIGHT LINES.
5. TREE TOPPING IS NOT PERMITTED.
6. ADDITIONAL SCREENING MAY BE REQUIRED IF THE INSPECTION FOR THE RELEASE OF THE PERFORMANCE SURETY REVEALS THAT THE REQUIRED SCREENING IS NOT EFFECTIVE.
7. ALL REQUIRED TREE PROTECTION FENCING SHALL BE INSTALLED AND INSPECTED BY THE CODES DEPARTMENT PRIOR TO LAND DISTURBING ACTIVITIES.
8. ANY SITE OR LANDSCAPE CHANGES (INCLUDING BUT NOT LIMITED TO A CHANGE IN DESIGN, A REDUCTION IN SIZE OR NUMBER OF PLANT MATERIAL, OR THE RELOCATION OF OVERHEAD OR UNDERGROUND UTILITIES) SHALL REQUIRE A REVISED LANDSCAPE PLAN TO BE SUBMITTED AND APPROVAL PRIOR TO THE LANDSCAPE INSTALLATION.
9. EXISTING TREES ACCEPTED IN PARTIAL COMPLIANCE OF THE LANDSCAPE REQUIREMENTS FOR THIS SITE SHALL BE ACCESSIBLE AND FLAGGED PRIOR TO ALL LANDSCAPE INSPECTIONS.
10. ANY EXISTING TREE, SHOWN AS BEING PRESERVED ON APPROVED PLANS THAT IS REMOVED, DIES OR IS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AS REQUIRED IN THE ZONING ORDINANCE.
11. SCREENING PROPOSED AROUND ANY UTILITY BOX OR TRANSFORMER IS REQUIRED TO BE EVERGREEN AND ADEQUATELY SCREEN THE OBJECT. THE PROPOSED EVERGREEN PLANT MATERIAL SHALL BE REPLACED IF IT IS NOT OF A HEIGHT SUFFICIENT TO SCREEN THE OBJECT.
12. ALL PLANT MATERIAL SHALL BE FROM THE KNOXVILLE PLANT LIST UNLESS PRIOR APPROVAL IS RECEIVED FROM THE CITY.
13. ALL TREE-PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.
14. TOP SOIL USED IN ALL LANDSCAPE AREAS SHALL BE SCREENED PRIOR TO DEPOSITION IN PLANTING AREAS AND ISLANDS.
15. ANY PLANT MATERIAL LOCATED ADJACENT TO A PARKING AREA SHALL BE PLANTED SO AS TO ALLOW FOR A TWO AND A HALF FOOT VEHICULAR BUMPER OVERHANG FROM THE FACE OF CURB TO THE EDGE OF THE MATURE ADJACENT PLANT MATERIAL.
16. THE OWNER ACKNOWLEDGES THAT PLANTING LANDSCAPE MATERIAL IN A DEDICATED EASEMENT DOES NOT WAIVE OR MODIFY THE CITY OF KNOXVILLE'S RIGHTS AS THE EASEMENT HOLDER. THE OWNER UNDERSTANDS THAT THE CITY OF KNOXVILLE, ITS AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY MAY AT ANY TIME AND FOR ANY REASON PERFORM WORK WITHIN THE DEDICATED EASEMENT. THE CITY, ITS AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY SHALL HAVE NO LIABILITY TO THE OWNER FOR ANY DAMAGE TO THE LANDSCAPE MATERIAL IN THE EASEMENT WHEN SAID DAMAGE IS DUE TO WORK WITHIN THE EASEMENT. THE OWNER MAY BE HELD RESPONSIBLE FOR THE REMOVAL OF THE LANDSCAPE MATERIAL TO ENABLE WORK TO BE DONE. THE OWNER SHALL BE SOLELY RESPONSIBLE FOR ANY COST INCURRED IN REPAIRING AND/OR REPLACING THE REQUIRED LANDSCAPE MATERIAL.

**CITY OF KNOXVILLE MINIMUM PLANT QUALITY AND SIZE STANDARDS**

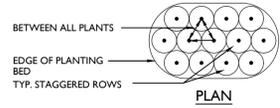
1. ALL NEWLY PLANTED LANDSCAPE PLANT MATERIALS SHALL CONFORM TO THE LATEST VERSIONS OF THE AMERICAN STANDARD OF NURSERY STOCK (ANSI Z60).
2. ALL TYPE 1, 2, AND 3 TREES (AS DEFINED IN ANSI Z60.1) USED TO MEET THE REQUIREMENTS OF THIS SUBSECTION SHALL HAVE THE FOLLOWING CHARACTERISTICS:
  - A. DECIDUOUS TREES SHALL HAVE ONE DOMINANT TRUNK WITH THE TIP OF THE LEADER ON THE MAIN TRUNK LEFT INTACT AND THE TERMINAL BUD ON THE CENTRAL LEADER AT THE HIGHEST POINT ON THE TREE.
  - B. TREES WITH FORKED TRUNKS ARE ACCEPTABLE IF ALL THE FOLLOWING CONDITIONS ARE MET:
    1. THE FORK OCCURS IN THE UPPER ONE-THIRD OF THE TREE.
    2. ONE FORK IS LESS THAN TWO-THIRDS OF THE TREE.
    3. THE TOP ONE-THIRD OF THE SMALLER FORK IS REMOVED AT THE TIME OF PLANTING.
  - C. NO BRANCH IS GREATER THAN TWO-THIRDS THE DIAMETER OF THE TRUNK DIRECTLY ABOVE THE BRANCH.
  - D. SEVERAL BRANCHES ARE LARGER IN DIAMETER AND OBVIOUSLY MORE DOMINANT.
  - E. BRANCHING HABIT IS MORE HORIZONTAL THAN VERTICAL AND NO BRANCHES ARE ORIENTED NEARLY VERTICAL TO THE TRUNK.
  - F. BRANCHES ARE EVENLY DISTRIBUTED AROUND THE TRUNK WITH NO MORE THAN ONE MAJOR BRANCH LOCATED DIRECTLY ABOVE ANOTHER AND THE CROWN IS FULL OF FOLIAGE THAT IS EVENLY DISTRIBUTED AROUND THE TREE.

**TREE PROTECTION GENERAL NOTES:**

1. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL STAKE THE LIMITS OF THE TREE PRESERVATION AREAS AND ASSOCIATED TREE CANOPY.
2. TREE PROTECTION FENCING, ORANGE PLASTIC BARRIER CONSTRUCTION FENCING SHALL BE INSTALLED AND MAINTAINED AT THE LIMITS OF THE TREE PRESERVATION AREAS PRIOR TO CONSTRUCTION. REVIEW AND APPROVAL OF THE FENCING BY THE CITY OF KNOXVILLE IS REQUIRED PRIOR TO GRADING PERMIT.
3. ALL GRADING WITHIN THE ROOT ZONE OF TREES WITHIN THE TREE PRESERVATION AREAS SHALL BE DONE BY HAND OR WITH SMALL EQUIPMENT TO REDUCE DAMAGE TO THE TREE ROOTS.
4. EQUIPMENT STORAGE AND/OR MATERIALS STORAGE WITHIN THE TREE PRESERVATION AREA IS STRICTLY PROHIBITED.
5. ROOTS EXPOSED BY CONSTRUCTION ACTIVITIES SHALL BE PRUNED FLUSH WITH THE GROUND AND/OR BACKFILLED WITH TOP SOIL AS SOON AS POSSIBLE.

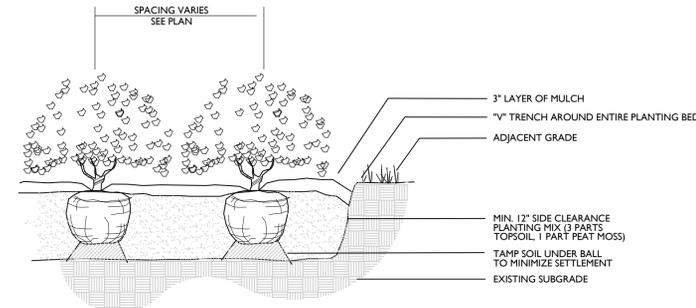
**LANDSCAPE PLANTING GENERAL NOTES**

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING THE QUANTITIES OF ALL MATERIALS, THE QUANTITIES ON THE PLAN SHALL TAKE PRECEDENCE OVER THE PLANT LIST.
2. SUBSTITUTIONS OF TYPE, SIZE, OR SPACING OF PLANTS MAY NOT BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER'S LANDSCAPE ARCHITECT, AND MAY RESULT IN THE RESUBMITTAL OF LANDSCAPE PLANS TO THE CITY OF KNOXVILLE FOR APPROVAL PRIOR TO INSTALLATION.
3. ALL CONSTRUCTION ACTIVITY SHALL BE COORDINATED WITH TENNESSEE ONE CALL PRIOR TO DIGGING. ALL DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE PER UTILITY PROVIDER'S STANDARDS.
4. THE PLANT LIST SPECIFICATIONS PROVIDED WITHIN THE PLANT LIST FOR HEIGHT AND SIZE ARE MINIMUMS.
5. ALL PLANT BEDS SHALL BE RAKED AND CLEARED OF LARGE ROCKS. ALL LARGE DIRT CLOUDS SHALL BE PULVERIZED OR REMOVED PRIOR TO PLANTING.
6. ALL LARGE DIRT CLOUDS RESULTING FROM PLANTING SHALL BE PULVERIZED AND REMOVED PRIOR TO MULCHING.
7. PRE-EMERGENT HERBICIDE SHALL BE APPLIED AFTER INSTALLATION AND IMMEDIATELY PRIOR TO MULCHING.
8. ALL PLANT BEDS ARE TO BE MULCHED WITH A MINIMUM OF 4 INCHES OF SHREDDED PINE BARK. ALL ANNUAL BEDS SHALL BE MULCHED WITH A MINIMUM OF 2 INCHES OF SOIL CONDITIONER, PINE BARK FINES.
9. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL OR ANY DEFECTIVE WORKMANSHIP.
10. ALL SOD AREAS SHALL BE TILLED AND RAKED SMOOTH, WITH LARGE DIRT CLOUDS AND ROCKS REMOVED, PRIOR TO SOD INSTALLATION.
11. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL STAKING AND LAYOUT OF PLANT BEDS.
12. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE DRAINAGE OF ALL TREE AND SHRUB PITS. A PVC OR GRAVEL SLUMP AT THE BASE OF THE TREE WELL MAY BE REQUIRED IN AREAS WHERE CLAY SOILS DO NOT ADEQUATELY DRAIN.
13. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT WHEN THE PLANT MATERIALS ARE AT THE JOB SITE FOR REVIEW PRIOR TO INSTALLATION.

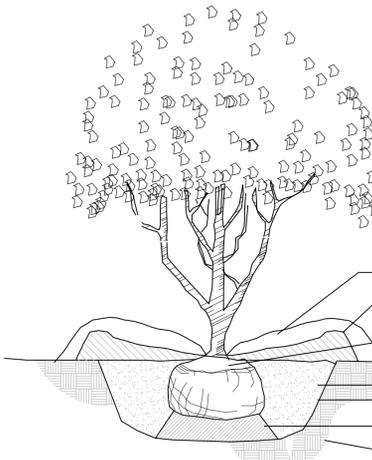


**GENERAL NOTES:**

1. Install top of plant ball 2" above adjacent grade.
2. Tamp planting mix firmly as pit is filled around each plant ball.
3. Soak each plant ball and pit immediately after installation.



**SHRUB PLANTING**

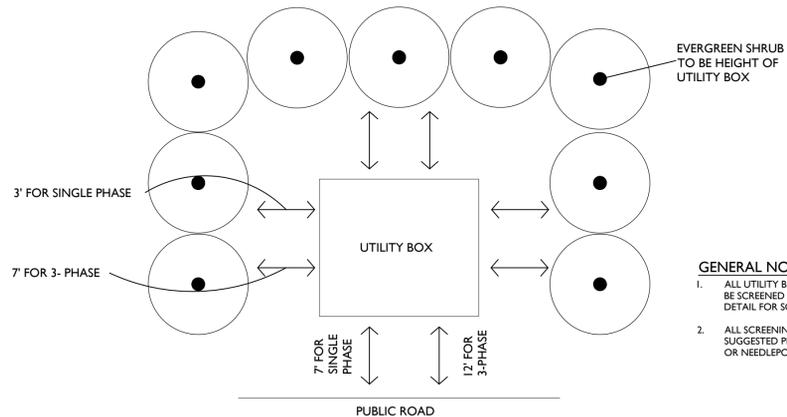


**GENERAL NOTES:**

1. All trees are to be nursery grown, burlap and ball (B&B). Minimum tree size is per schedule (measured 6" above root ball).
2. Remove all treated or plastic-coated burlap, strapping, wire or nylon twine from root ball. After setting in hole, cut away top and sides of wire basket, if any.
3. Install top of plant ball even with or 1" above existing grade.
4. Set tree in vertical position prior to staking.
5. Soak plant ball and pit immediately after installation. Place 4-6" of seasoned mulch or pine needles around base of tree, 3' diameter minimum.

**UNDERSTORY TREE**

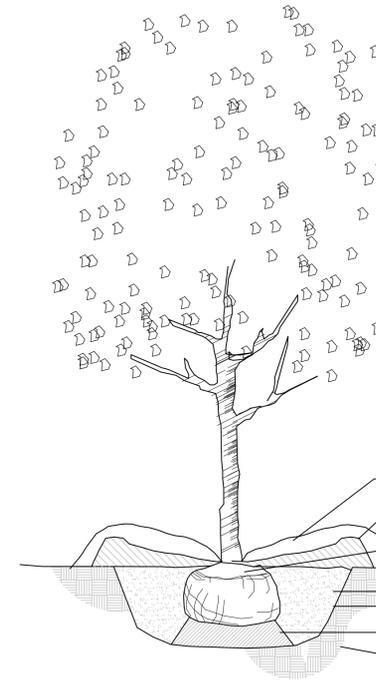
SECTION



**GENERAL NOTES:**

1. ALL UTILITY BOXES AND METERS MUST BE SCREENED FROM VIEW. PLEASE USE THIS STANDARD DETAIL FOR SCREENING REQUIREMENTS.
2. ALL SCREENING PLAN MATERIAL SHALL BE EVERGREEN. SUGGESTED PLAN MATERIAL TO INCLUDE INKBERRY HOLLY OR NEEDLEPOINT HOLLY.

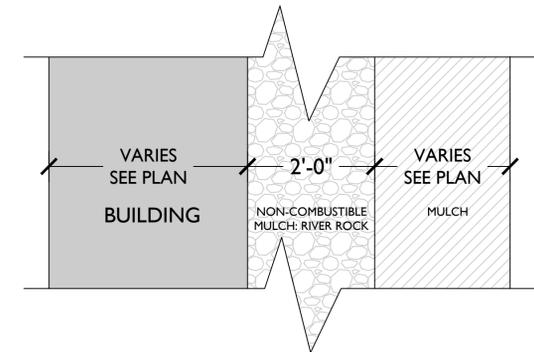
**UTILITY BOX SCREEN**



**GENERAL NOTES:**

1. All trees are to be nursery grown, burlap and ball (B&B). Minimum tree size is per schedule (measured 6" above root ball).
2. Remove all treated or plastic-coated burlap, strapping, wire or nylon twine from root ball. After setting in hole, cut away top and sides of wire basket, if any.
3. Install top of plant ball even with or 1" above existing grade.
4. Set tree in vertical position prior to staking.
5. Soak plant ball and pit immediately after installation. Place 4-6" of seasoned mulch or pine needles around base of tree, 3' diameter minimum.

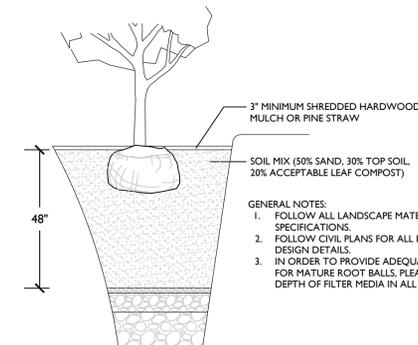
**SINGLE TRUNK DECIDUOUS TREE**



**Sec. 7-231. - Combustible mulch.**

Combustible mulch shall not be applied or maintained within two feet of any building around entire exterior perimeter, except one and two family dwellings, buildings with exterior walls and exterior wall coverings constructed of noncombustible materials

**NON-COMBUSTIBLE MULCH**



**GENERAL NOTES:**

1. FOLLOW ALL LANDSCAPE MATERIAL NOTES AND SPECIFICATIONS.
2. FOLLOW CIVIL PLANS FOR ALL BIORETENTION DESIGN DETAILS.
3. IN ORDER TO PROVIDE ADEQUATE SOIL VOLUME FOR MATURE ROOT BALLS, PLEASE ALLOW 48" DEPTH OF FILTER MEDIA IN ALL TREE HOLES.

**BIORETENTION TREE PLANTING**



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PER REQUEST OF PLANNING STAFF, THE HIGHLIGHTED AREA IS TO RECEIVE A REFORESTATION TREATMENT IN KEEPING WITH THE INTENT OF THE RURAL CONSERVATION GOALS TO PRESERVE/RESTORE FORESTED AREAS.

AREA OF REFORESTATION - +1.0.38 ACRES  
300 TREES PER ACRE \* 0.38 ACRES = 114 TREES TOTAL

QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	NOTES
23	QUERCUS PHELLOS	WILLOW OAK	6'-8'	SAPLINGS; 12' O.C.
22	PINUS TAEDA	LOBLOLLY PINE	6'-8'	SAPLINGS; 12' O.C.
23	QUERCUS BICOLOR	SWAMP WHITE OAK	6'-8'	SAPLINGS; 12' O.C.
23	QUERCUS PRINUS	CHESTNUT OAK	6'-8'	SAPLINGS; 12' O.C.
23	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6'-8'	SAPLINGS; 12' O.C.

REFORESTATION AREA TO FOLLOW GUIDELINES:  
 - NO MORE THAN 20% OF THE AREA IN ANY SINGLE TREE SPECIES. THE BASIC DENSITY OF PLANTINGS IS 300 LARGE CANOPY TREES PER ACRE. APPROXIMATELY 12 FEET ON CENTER  
 - TWO SMALL CANOPY TREES, SUCH AS DOGWOODS OR RED BUDS, MAY BE SUBSTITUTED FOR ONE LARGE CANOPY TREE  
 - REFORESTATION SHOULD CONSIDER THE COMPOSITION OF AREA FORESTS, AND TWO THIRDS OF SELECTED TREES MUST BE LARGE CANOPY. REFORESTATION METHODS SHOULD ACHIEVE 75% FOREST CANOPY WITHIN TEN YEARS.  
 - THE MINIMUM SIZE REQUIREMENT FOR REFORESTATION IS SAPLINGS 6-8 FEET IN HEIGHT  
 - HYDROSEED SLOPE WITH ERNST NC STEEP SLOPE MIX (ERNMX-210) AT A MIN. RATE OF 45#/ACRE OR ERNST WV STEEP SLOPE MIX (ERNMX-280) AT A MIN. RATE OF 45#/ACRE (OR A COMPARABLE MIX), ADDING ANNUAL COVER CROP TO HYDROSEED MIX AS FOLLOWS: JAN/FEB: OATS AT 30#/AC; SEPT/JAN: WINTER RYE GRAIN AT 30#/AC; MAR/AUG: BROWNTOP HILLET AT 10#/AC

LANDSCAPE PLAN BUFFER PLANT SCHEDULE

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
3	MG	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	3" CAL, B/B	10'-12'	EVERGREEN AS SHOWN	BALANCED; FULL TO GROUND	
18	PS	PINUS STROBUS	WHITE PINE	3" CAL, B/B	10'-12'	EVERGREEN AS SHOWN	BALANCED	
7	QB	QUERCUS BICOLOR	SWAMP WHITE OAK	3" CAL, B/B	10'-12'	DECIDUOUS AS SHOWN	CENTRAL LEADER	
UNDERSTORY TREES								
5	CC	CERCIS CANADENSIS	EASTERN REDBUD	2" CAL, B/B	8'-10'	DECIDUOUS AS SHOWN	CENTRAL LEADER	
25	JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	2" CAL, B/B	8'-10'	EVERGREEN AS SHOWN	BALANCED	



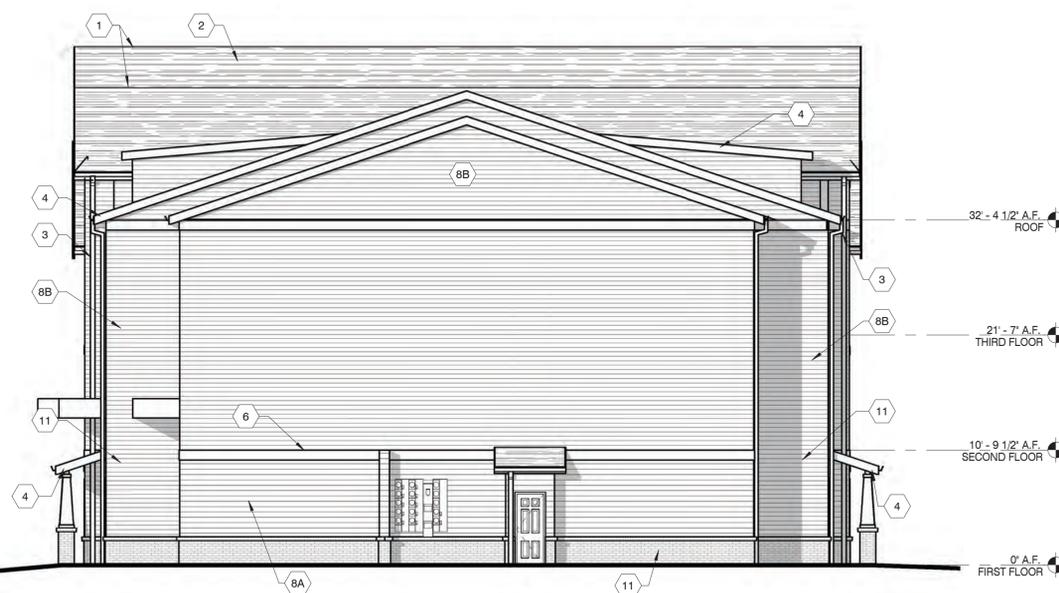
12.09.2025  
 ▲ NEW SHEET - 2/19/2026  
 △ REVISED NOTES - 2/23/2026  
 □ \_\_\_\_\_  
 △ \_\_\_\_\_



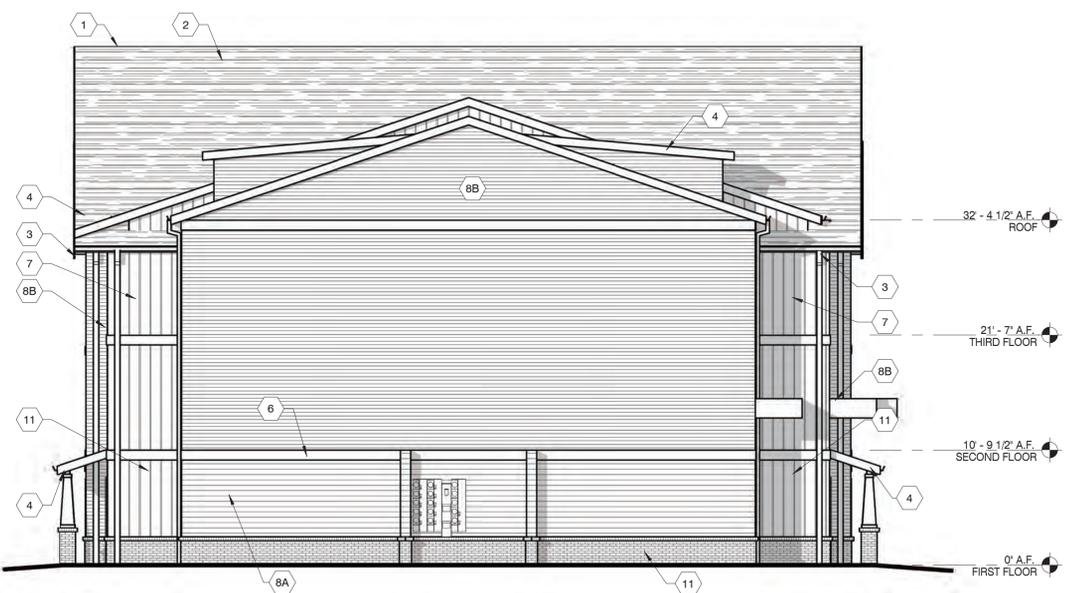
1 BLDG A - FRONT ELEVATION  
1/8" = 1'-0"

ELEVATION KEYNOTES

1. CONTINUOUS RIDGE VENT (TYP.)
2. ROOF SHINGLES OVER (2) LAYERS 15# FELT OVER ROOF DECK OVER PRE-ENGINEERED WOOD ROOF TRUSSES
3. PRE-FIN. ALUM. GUTTER W/ DOWNSPOUTS
4. PRE-FINISHED ALUMINUM OVER FASCIA BOARD
5. ORNAMENTAL BRACKET (TYP.)
6. FIBER CEMENT TRIM BOARD
7. VERTICAL FIBER CEMENT SIDING
- 8A. HORIZONTAL FIBER CEMENT SIDING - 7'
- 8B. HORIZONTAL FIBER CEMENT SIDING - 5'
9. VINYL WINDOWS - SEE SCHEDULE
10. BRICK HEADER (TYP.)
11. BRICK VENEER
12. BRICK SILL (TYP.)
13. STEEL RAILING SYSTEM AT 3'-6" A.F.F. WITH 1/2" VERTICAL PICKETS AT 4'-0" O.C.
14. METAL ROOF OVER HEAVY TIMBER BRACKET
15. 8 X 8 TIMBER COLUMN W/ BRICK BASE
16. STANDING SEAM METAL ROOF.
17. PREFINISHED ALUMINUM FRAME WITH NO GLAZING
18. VINYL WINDOWS WITH TINTED BLACK GLASS - SEE SCHEDULE
19. FIRE RETARDANT TREATED SHEATING - 4'-0" FROM FACE OF STUD



2 BLDG A - LEFT ELEVATION  
1/8" = 1'-0"



4 BLDG A - RIGHT ELEVATION  
1/8" = 1'-0"



3 BLDG A - REAR ELEVATION  
1/8" = 1'-0"

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**HUD PROJECT NO: 087-35333**  
EVERETTE RD  
KNOXVILLE, TN

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Drawing Title:  
EXTERIOR ELEVATIONS  
BUILDING TYPE A

Date: 11.14.2025

Comm. No.  
21026

Revisions:

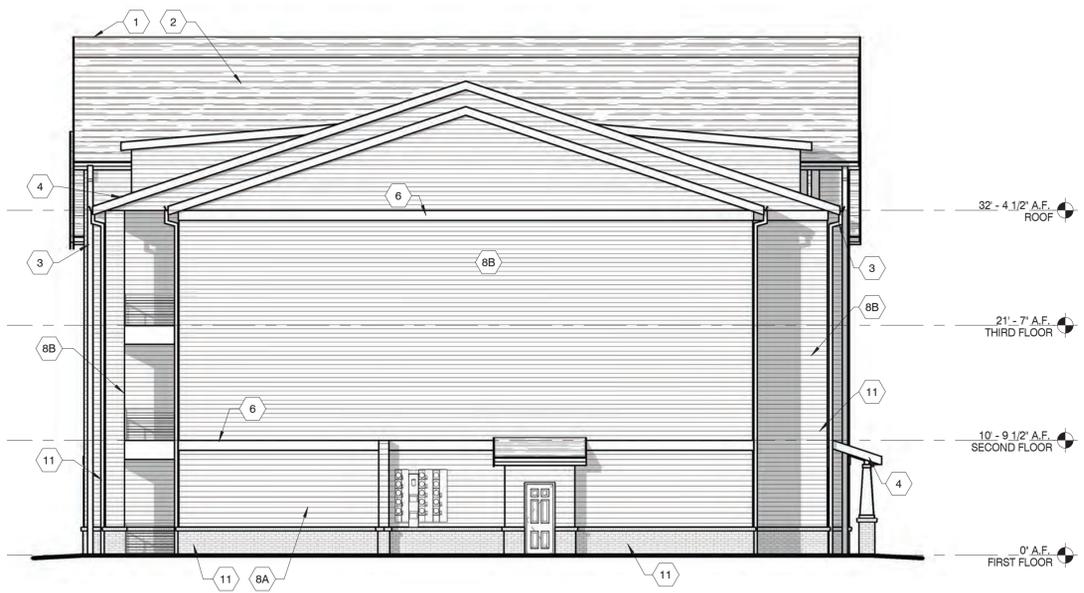
No.	Date

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A4.1

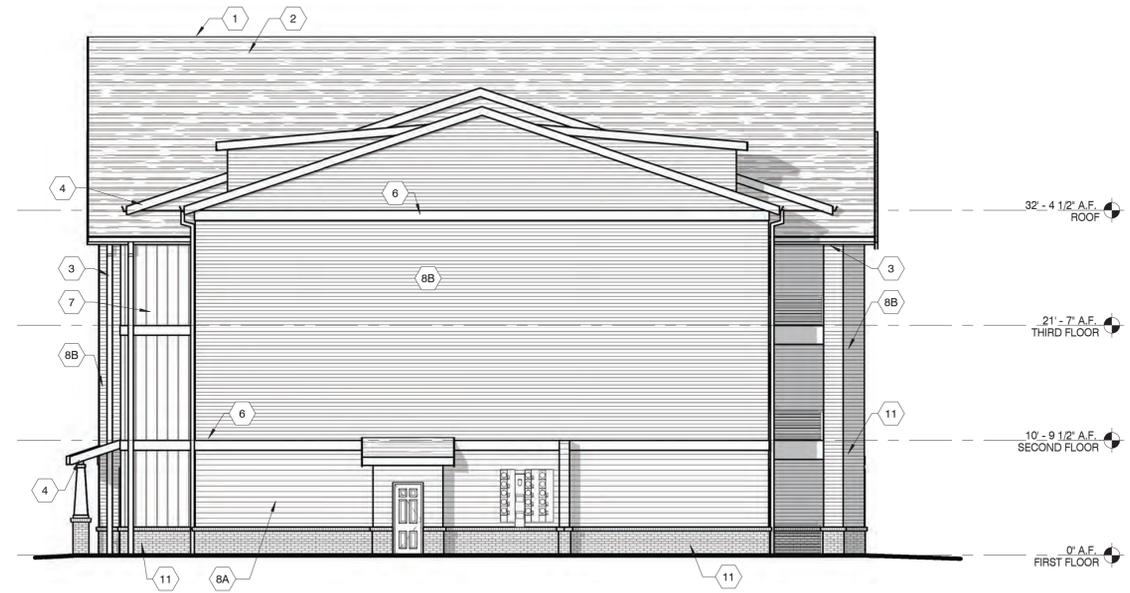


1 BLDG A1 - FRONT ELEVATION  
1/8" = 1'-0"

- ### ELEVATION KEYNOTES
1. CONTINUOUS RIDGE VENT (TYP.)
  2. ROOF SHINGLES OVER (2) LAYERS 15# FELT OVER ROOF DECK OVER PRE-ENGINEERED WOOD ROOF TRUSSES
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  19. FIRE RETARDANT TREATED SHEATING - 4'-0" FROM FACE OF STUD



2 BLDG A1 - LEFT ELEVATION  
1/8" = 1'-0"



4 BLDG A1 - RIGHT ELEVATION  
1/8" = 1'-0"



3 BLDG A1 - REAR ELEVATION  
1/8" = 1'-0"

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EXTERIOR ELEVATIONS  
BUILDING TYPE A1

Date: 11.14.2025

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**21026**

Revisions:

No.	Date

Sheet No.  
**A4.2**



1 BLDG A2 - FRONT ELEVATION  
1/8" = 1'-0"

ELEVATION KEYNOTES	
1.	CONTINUOUS RIDGE VENT (TYP.)
2.	ROOF SHINGLES OVER (2) LAYERS 15# FELT OVER ROOF DECK OVER PRE-ENGINEERED WOOD ROOF TRUSSES
3.	PRE-FIN. ALUM. GUTTER W/ DOWNSPOUTS
4.	PRE-FINISHED ALUMINUM OVER FASCIA BOARD
5.	ORNAMENTAL BRACKET (TYP.)
6.	FIBER CEMENT TRIM BOARD
7.	VERTICAL FIBER CEMENT SIDING
8A.	HORIZONTAL FIBER CEMENT SIDING - 7"
8B.	HORIZONTAL FIBER CEMENT SIDING - 5"
9.	VINYL WINDOWS - SEE SCHEDULE
10.	BRICK HEADER (TYP.)
11.	BRICK VENEER
12.	BRICK SILL (TYP.)
13.	STEEL RAILING SYSTEM AT 3'-6" A.F.F. WITH 1/2" VERTICAL PICKETS AT 4'-0" O.C.
14.	METAL ROOF OVER HEAVY TIMBER BRACKET
15.	8 X 8 TIMBER COLUMN W/ BRICK BASE
16.	STANDING SEAM METAL ROOF.
17.	PREFINISHED ALUMINUM FRAME WITH NO GLAZING
18.	VINYL WINDOWS WITH TINTED BLACK GLASS - SEE SCHEDULE
19.	FIRE RETARDANT TREATED SHEATING - 4'-0" FROM FACE OF STUD

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3 BLDG A2 - REAR ELEVATION  
1/8" = 1'-0"

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**HUD PROJECT NO: 087-35333**  
EVERETTE RD  
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BUILDING TYPE A2

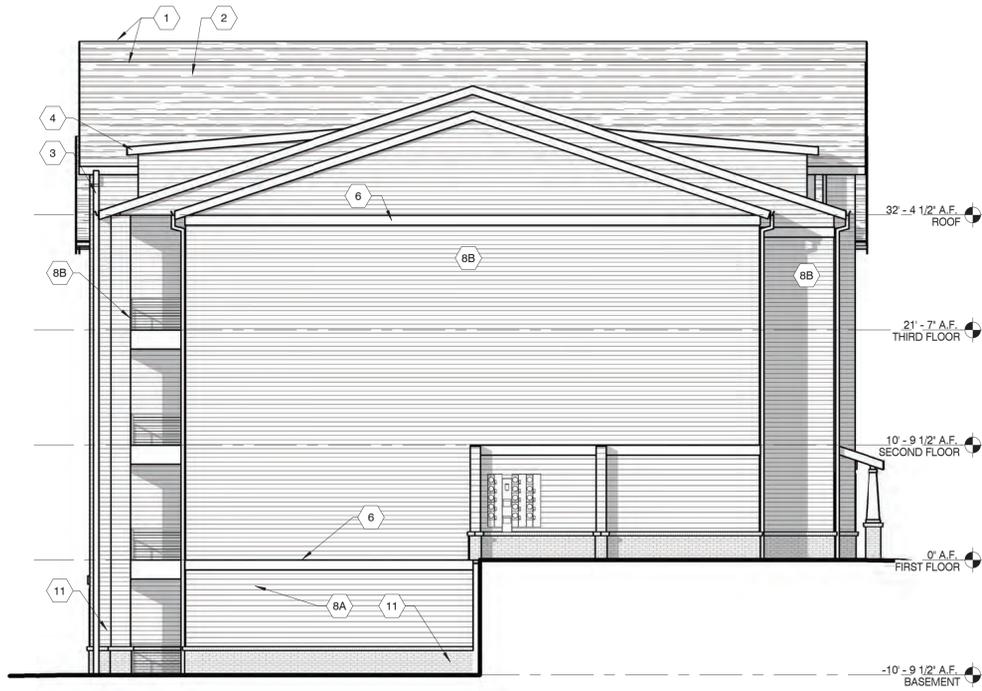
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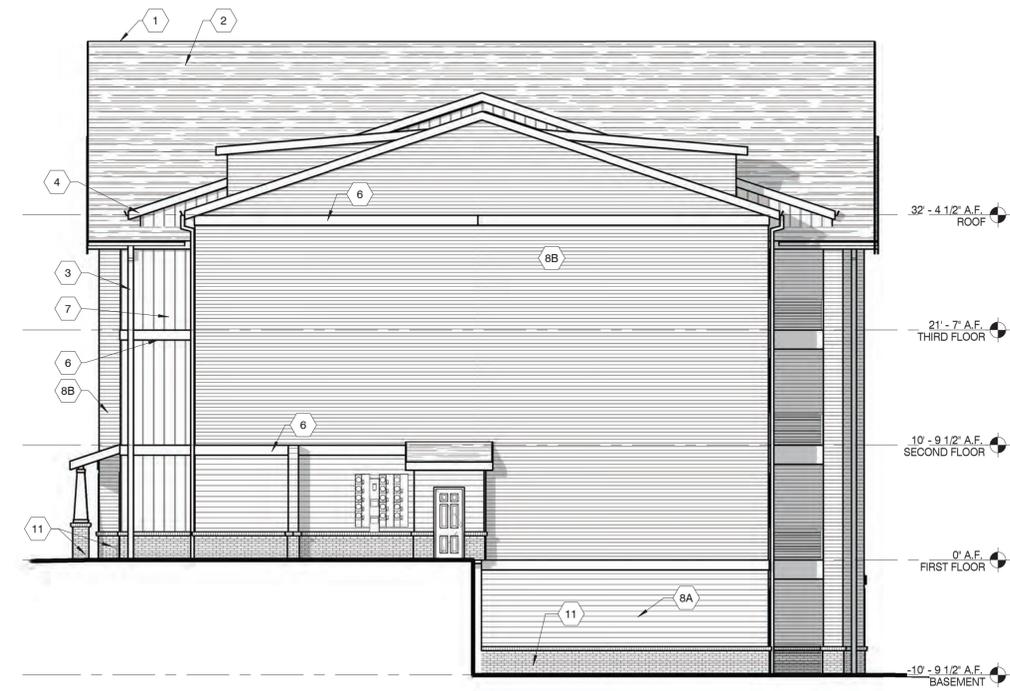
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No.	Date

Sheet No.  
A4.3A



① BLDG A2 - LEFT ELEVATION  
1/8" = 1'-0"



② BLDG A2 - RIGHT ELEVATION  
1/8" = 1'-0"

ELEVATION KEYNOTES

1. CONTINUOUS RIDGE VENT (TYP.)
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**A4.3B**



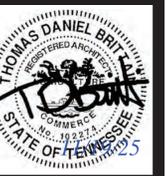
1 BLDG A3 - FRONT ELEVATION - PART A  
1/8" = 1'-0"



2 BLDG A3 - FRONT ELEVATION - PART B  
1/8" = 1'-0"

ELEVATION KEYNOTES

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19. FIRE RETARDANT TREATED SHEATING - 4'-0" FROM FACE OF STUD



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BUILDING TYPE A3

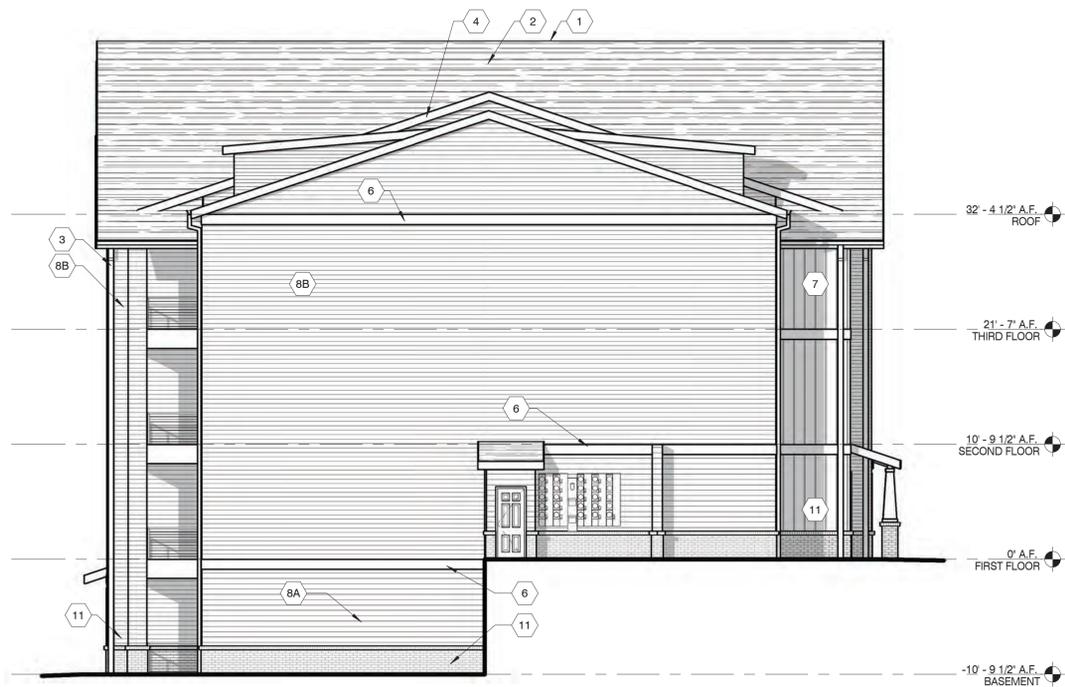
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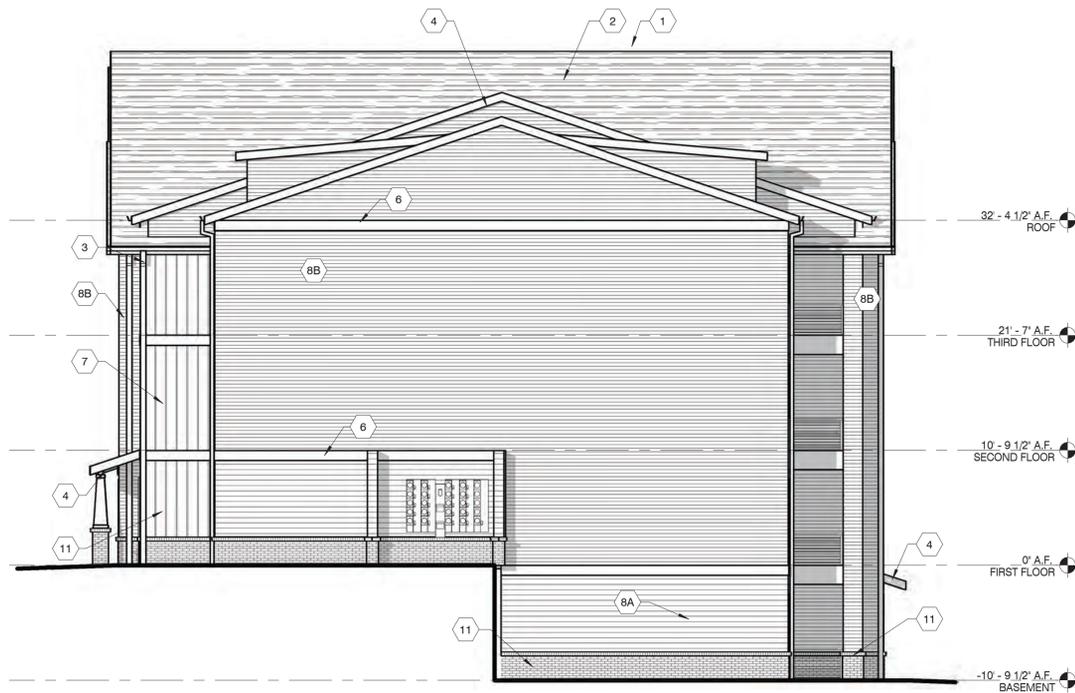
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Sheet No.  
**A4.4A**



① BLDG A3 - LEFT ELEVATION  
1/8" = 1'-0"



② BLDG A3 - RIGHT ELEVATION  
1/8" = 1'-0"

ELEVATION KEYNOTES

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EXTERIOR ELEVATIONS  
BUILDING TYPE A3

Date: 11.14.2025

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21026

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Sheet No.  
A4.4B



1 BLDG A3 - REAR ELEVATION - PART A  
1/8" = 1'-0"

ELEVATION KEYNOTES

1. CONTINUOUS RIDGE VENT (TYP.)
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2 BLDG A3 - REAR ELEVATION - PART B  
1/8" = 1'-0"



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**A4.4C**



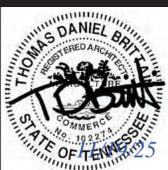
1 BLDG A4 - FRONT ELEVATION - PART A  
1/8" = 1'-0"



2 BLDG A4 - FRONT ELEVATION - PART B  
1/8" = 1'-0"

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12. BRICK SILL (TYP.)
13. STEEL RAILING SYSTEM AT 3'-6" A.F.F. WITH 1/2" VERTICAL PICKETS AT 4'-0" O.C.
14. METAL ROOF OVER HEAVY TIMBER BRACKET
15. 8 X 8 TIMBER COLUMN W/ BRICK BASE
16. STANDING SEAM METAL ROOF.
17. PREFINISHED ALUMINUM FRAME WITH NO GLAZING
18. VINYL WINDOWS WITH TINTED BLACK GLASS - SEE SCHEDULE
19. FIRE RETARDANT TREATED SHEATING - 4'-0" FROM FACE OF STUD



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A NEW DEVELOPMENT FOR:  
**VINTAGE KNOXVILLE WEST**  
**HUD PROJECT NO: 087-35333**  
EVERETTE RD  
KNOXVILLE, TN

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 SCHEMATIC DESIGN  
 DESIGN DEVELOPMENT  
 CONSTRUCTION DOCUMENTS

Drawing Title:  
EXTERIOR ELEVATIONS  
BUILDING TYPE A4

Date: 11.14.2025

Comm. No.  
**21026**

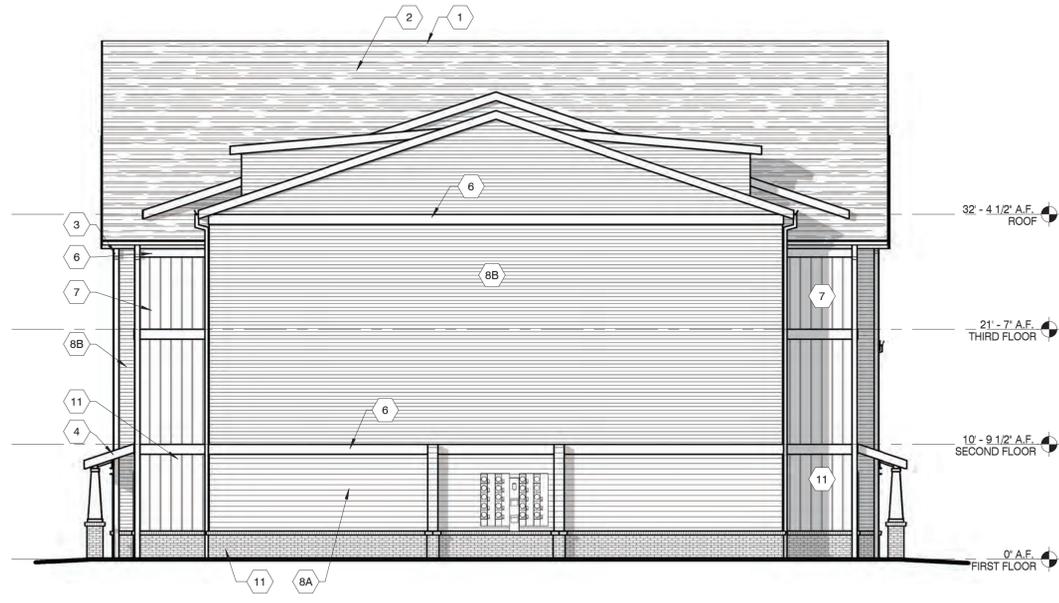
Revisions:

No.	Date

Sheet No.  
**A4.5A**



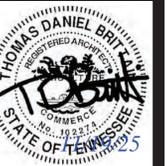
1 BLDG A4 - LEFT ELEVATION  
1/8" = 1'-0"



2 BLDG A4 - RIGHT ELEVATION  
1/8" = 1'-0"

ELEVATION KEYNOTES

1. CONTINUOUS RIDGE VENT (TYP.)
2. ROOF SHINGLES OVER (2) LAYERS 15# FELT OVER ROOF DECK OVER PRE-ENGINEERED WOOD ROOF TRUSSES
3. PRE-FIN. ALUM. GUTTER W/ DOWNSPOUTS
4. PRE-FINISHED ALUMINUM OVER FASCIA BOARD
5. ORNAMENTAL BRACKET (TYP.)
6. FIBER CEMENT TRIM BOARD
7. VERTICAL FIBER CEMENT SIDING
- 8A. HORIZONTAL FIBER CEMENT SIDING - 7"
- 8B. HORIZONTAL FIBER CEMENT SIDING - 5"
9. VINYL WINDOWS - SEE SCHEDULE
10. BRICK HEADER (TYP.)
11. BRICK VENEER
12. BRICK SILL (TYP.)
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Sheet No.  
A4.5B



1 BLDG A4 - REAR ELEVATION - PART A  
1/8" = 1'-0"



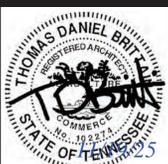
2 BLDG A4 - REAR ELEVATION - PART B  
1/8" = 1'-0"

ELEVATION KEYNOTES

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2. ROOF SHINGLES OVER (2) LAYERS 15# FELT OVER ROOF DECK OVER PRE-ENGINEERED WOOD ROOF TRUSSES
3. PRE-FIN. ALUM. GUTTER W/ DOWNSPOUTS
4. PRE-FINISHED ALUMINUM OVER FASCIA BOARD
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